

FOR SALE
\$1,100,000

Existing Medical Freestanding
Office Building in Frederick City



**Photo does not represent actual property*

Perfect location for any medical, health & wellness service!
Large paved parking lot with 35 spaces. Ideal Live/Work Unit or Medical Office.

Property Highlights

- 1.91 acres
- Light Industrial (M1) zoned land
- Ample yard space
- 2,632 ± SF with additional finished basement with office
- Large paved parking lot
- Price: \$1,100,000

Location

- Centrally located to Route 270, 70, Route 40 and Route 15 in Frederick City
- Close proximity to Thomas Johnson Drive & Fort Detrick
- Existing Medical Building

Permitted Uses

- Business and Professional Offices
- Medical Office
- Animal Care Services
- General Building Contractors
- Building Tradesmen (with outdoor storage areas)
- Construction Industrial Equipment, Sales, Service and Rentals
- Garden Center
- Automobile Sales Lot

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