

Ballenger Creek Professional Center Medical Condo For Sale/Lease

\$1,695,000



This contemporary condo features a very well designed and spacious reception area and waiting room as well as several consultations rooms, examine rooms, a private kitchen & bath. Currently configured as a Surgical (or dental/medical/surgical/anesthesia) Facility and could easily be used as a Same Day Surgery Facility or several other businesses. Offered at \$1,695,000 with owner financing available, or for Lease at \$25 SF NNN.



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6550 Mercantile Drive Unit #101

Frederick | MD | 21703

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Ballenger Creek Professional Center Medical Office ~ Sale/Lease

Zoned: **PUD**

Square Feet: **5,225**

Year Built: **2006**

Sale Price: **\$1,695,000**

Lease Price: **\$25 NNN**

Owner Financing Available: **20% Down ***

Turn Key Condition

Currently Configured as a Surgical Facility

*Terms and conditions apply

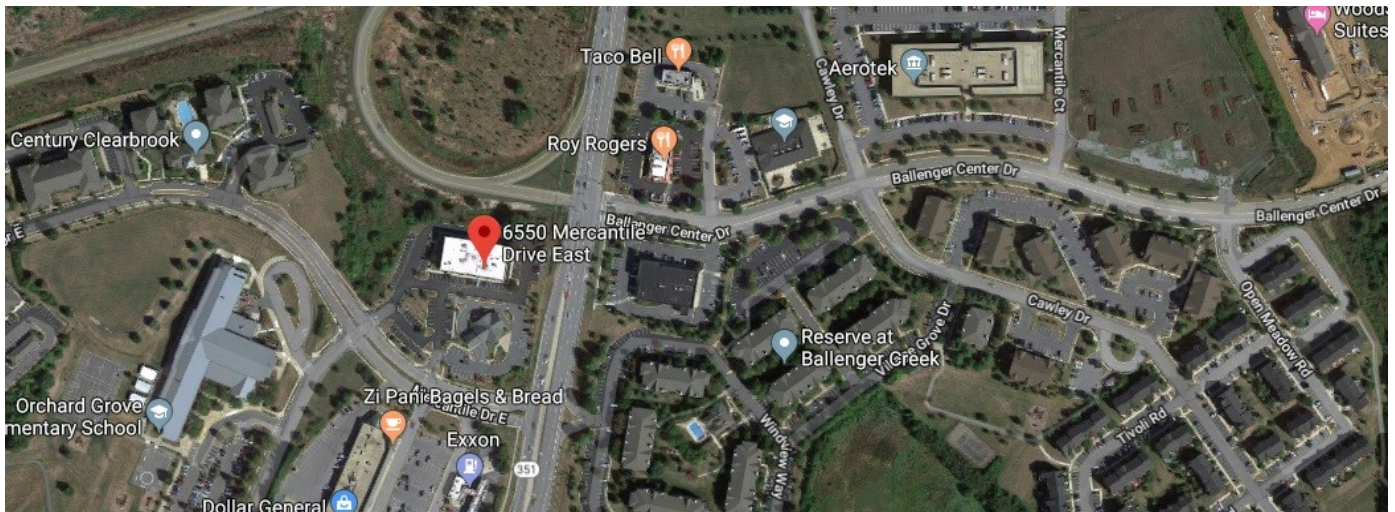


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Location Highlights



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Presenting

Great opportunity to purchase or lease this 5225 SF modern medical office condo located in the well-established Professional Center of Ballenger Creek. The Professional Center adjoins the Ballenger Creek Plaza a popular, grocery-anchored shopping center offering a combination of services and restaurants serving the growing communities surrounding Frederick and is easily accessible from all parts of the Frederick Metro Area via interstates 70, 270 and Routes 355, 85 & 340. This condo features.....

- ◆ PRIVATE EXAM ROOMS
- ◆ CONSULTATION ROOMS
- ◆ SPACIOUS & RELAXING WAITING ROOM
- ◆ MODERN WELL DESIGNED FLOOR PLAN
- ◆ LARGE RECEPTION AREA
- ◆ PRIVATE EAT-IN KITCHEN
- ◆ PRIVATE BATHS
- ◆ COPIOUS PARKING
- ◆ STORAGE & SUPPLY ROOMS
- ◆ CLOSE TO RETAIL, RESTAURANTS AND SCHOOLS
- ◆ OWNER FINANCING AVAILABLE

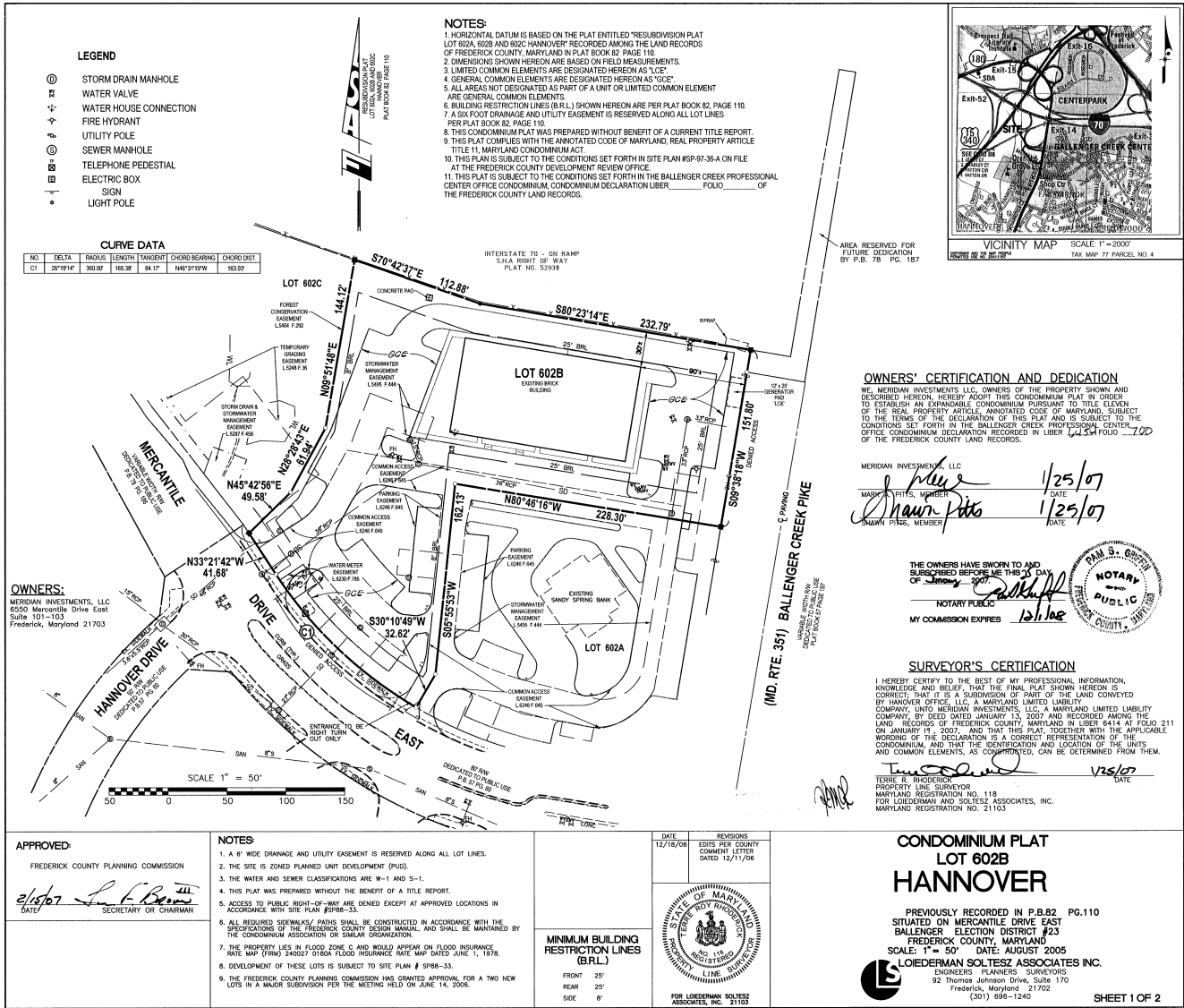
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Plat



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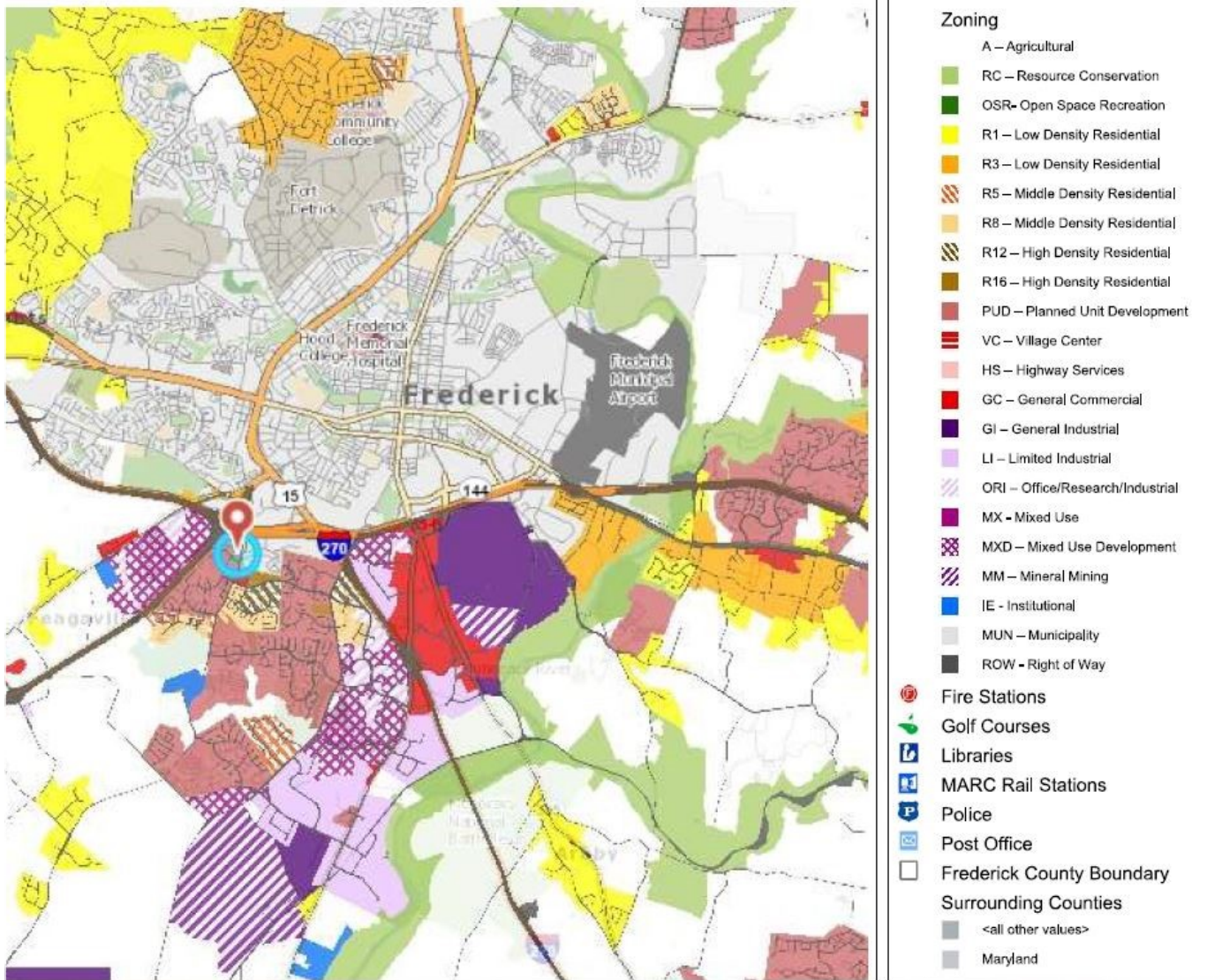


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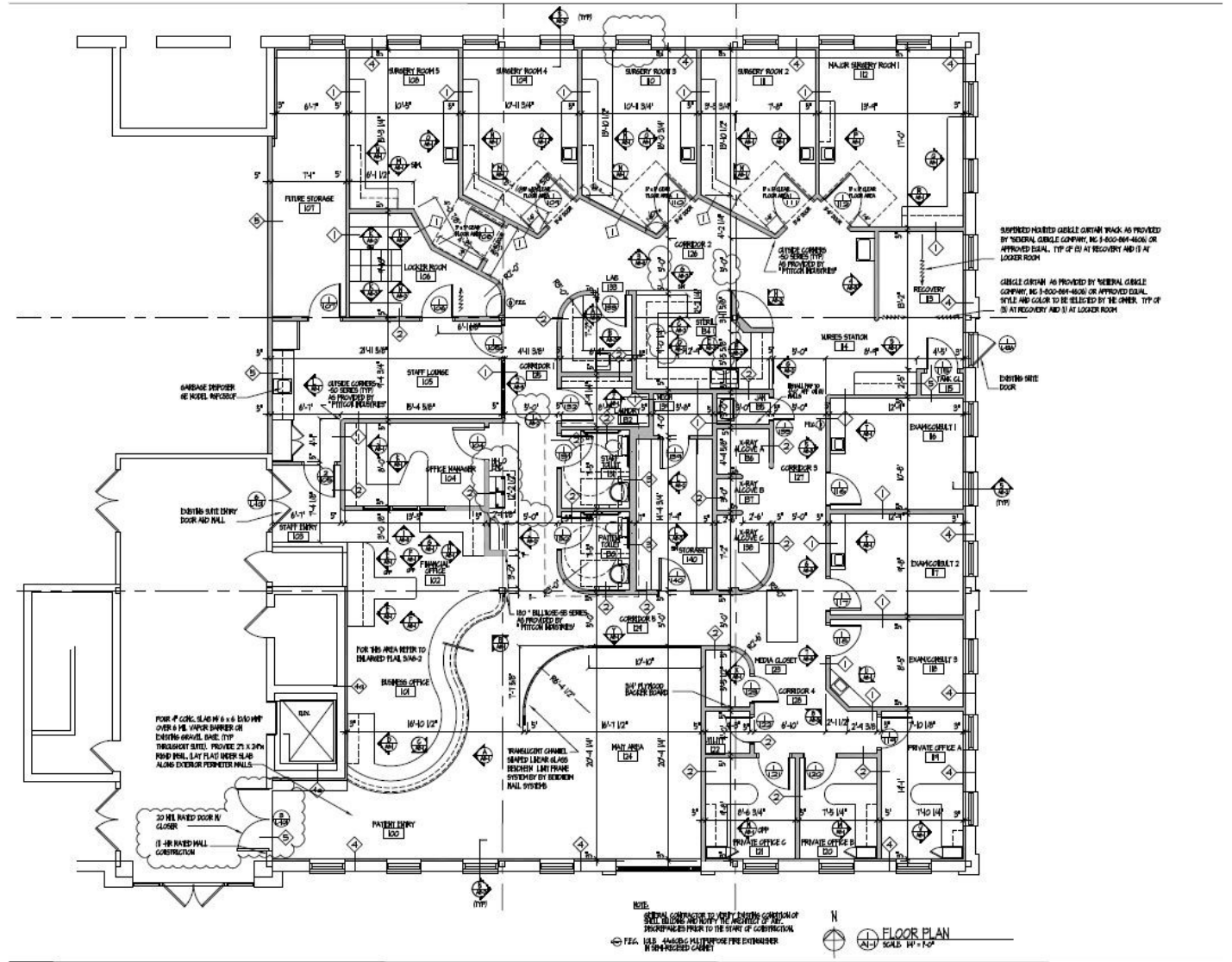
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Zoning



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Floor Plan



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