

Mixed Use Historic Complex

43 East South Street | Frederick | MD

VCRE.CO



Mixed use Historic Complex located within the Hub and Opportunity Zone and being offered for sale in its entirety offered at \$3,495,000 call LA for details. Ideal site for adaptive mixed reuse, residential/office/retail/office with unlimited potential and appeal. The site offers architectural interest, sweeping views of the Spires Skyline and location, location, location!



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43 East South Street

Frederick, MD 21701

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HISTORIC WAREHOUSE COMPLEX

- ◆ Zoned: DB - Downtown Business (Mixed Use)
- ◆ Municipality: Frederick City
- ◆ Opportunity Zone
- ◆ Hub Zone
- ◆ Historic District
- ◆ 2.1 Acres



OPPORTUNITY ZONE

The Opportunity Zone program is a nationwide initiative administered by the U.S. Treasury and created under the 2017 Tax Cuts and Jobs Act. The program allows investors to receive federal tax incentives by investing their capital gains into select communities (Opportunity Zones) via special investment vehicle called Opportunity Funds. Investors may receive increasing discounts on any capital gains taxes due on that money. If an investment is left in the Opportunity Fund for 10 years, any new gains are free of capital gains taxes.

The program is designed to be flexible, allowing a range of different types of investments, and unlike other federal tax programs, there is no authorized cap on the amount of capital that could be made available through Opportunity Zone investments.



Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

Historic Warehouse Complex For Sale



Master Unit #2A | Frederick, MD

Building Size: 22,000 SF-expandable by 30K SF ±

Property Land Bay: 63,817 SF

Owner Occupied



Master Unit #3 | Frederick, MD

Building Size: 5,300 SF

Property Land Bay: 8,488 SF

First Floor: 2,581 SF - Leased -\$3,080.74 - \$16.10 Per SF



Master Unit #4 | Frederick, MD

Building Size: 9,256 SF

Property Land Bay: 4,240 SF

Owner Occupied



Master Unit #5 | Frederick, MD

Building Size: 4,494 SF

Property Land Bay: 6,854 SF

Owner Occupied



Master Unit #6 | Frederick, MD

Building Size: 2,054 SF

Property Land Bay: 8,371 SF

Leased: \$1,900 - \$11.10 Per SF

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Presenting

ADDRESS: 43 East South Street, Frederick, MD 21701

ZONING: DB- Downtown Business

UNITS: Unit #2A - 22,000 SF

Unit #3 - 5,300 SF

Unit #4 - 9256 SF

Unit #5 - 4,494 SF

Unit #6 - 2,054 SF

PORTFOLIO: 46,907 SF - \$3,495,000.00

PRICE PER SF: \$74.50

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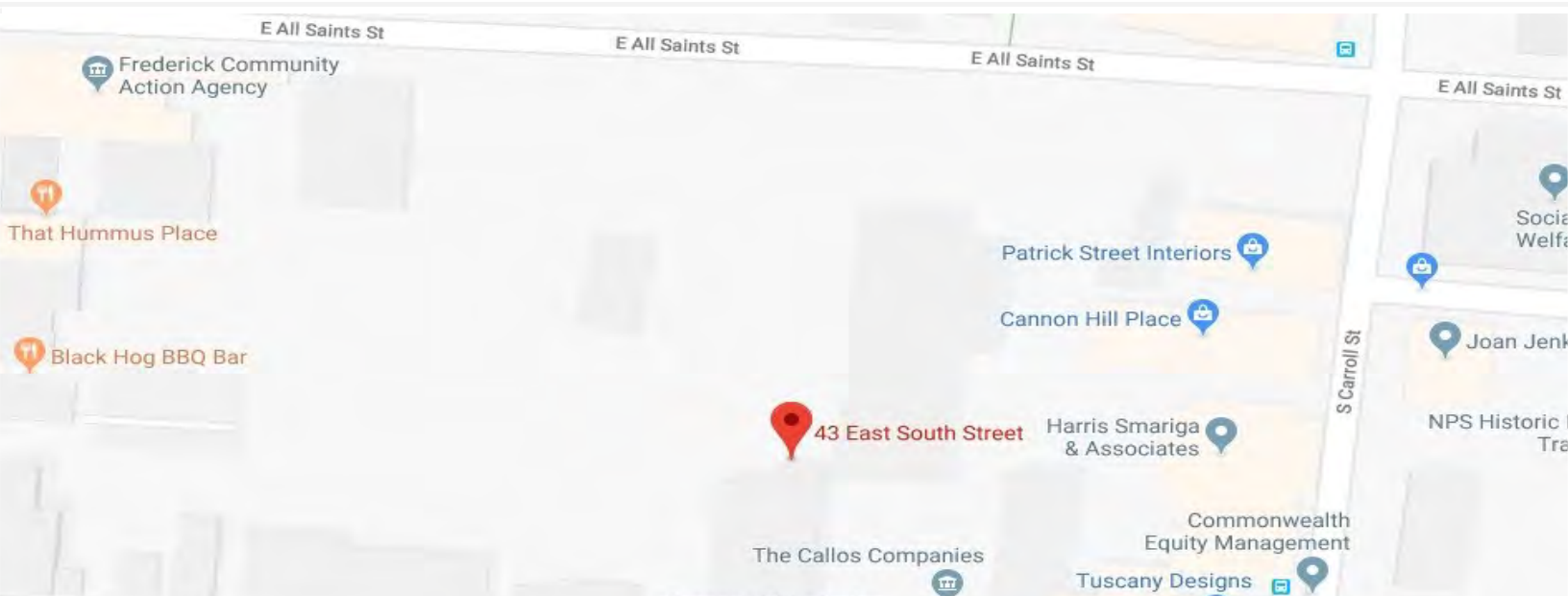


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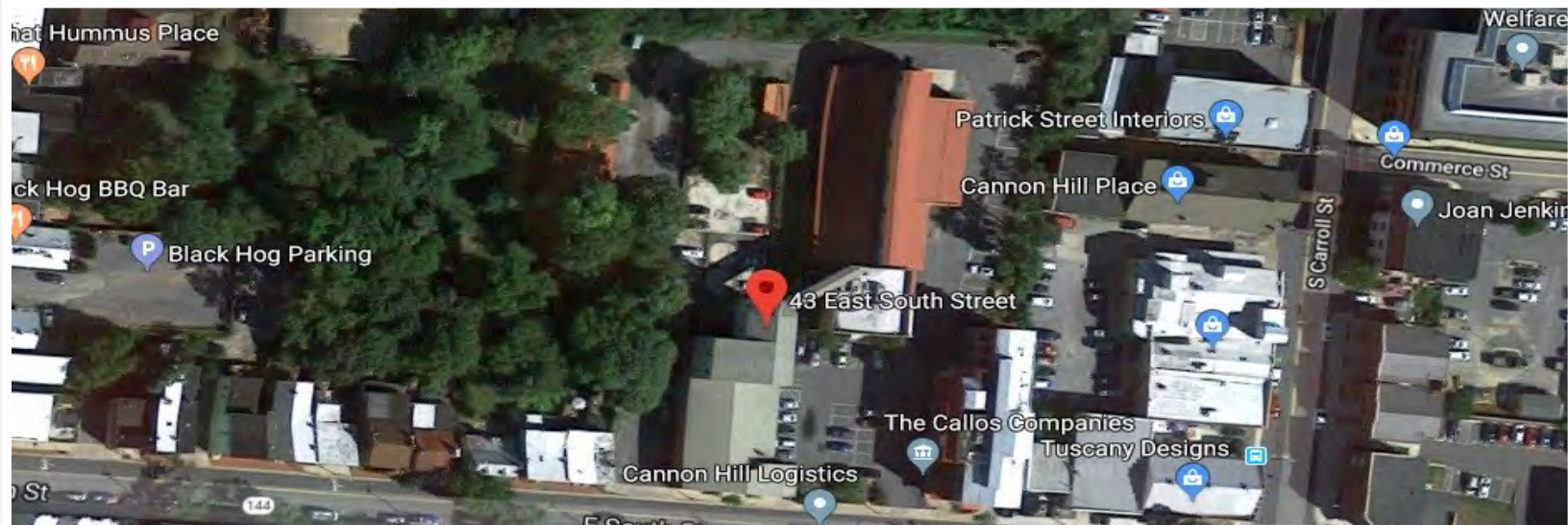
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Street Map



Satellite View



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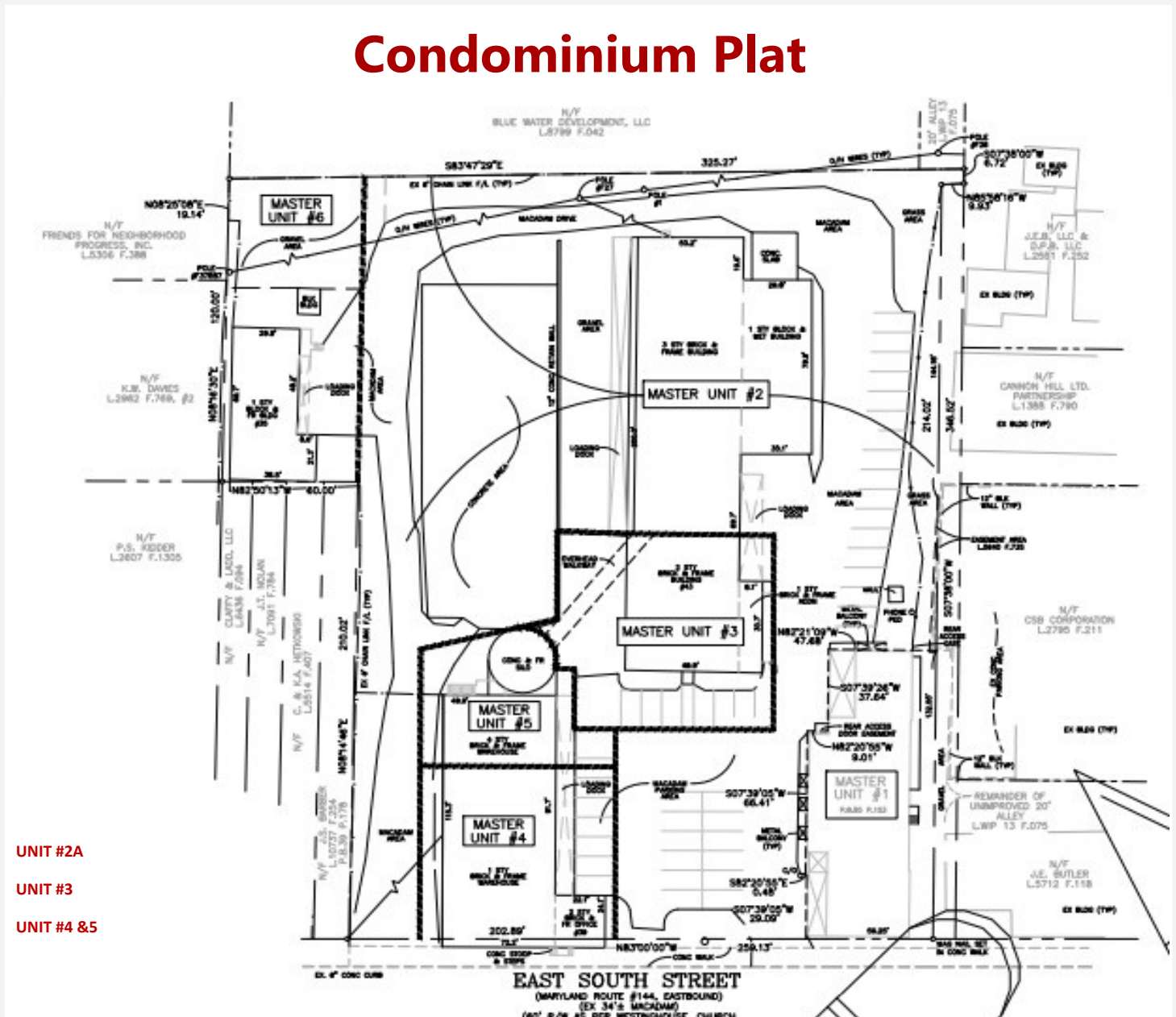
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Zoning



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Condominium Plat



UNIT #2A
UNIT #3
UNIT #4 & 5

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Aerial View



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