

Mixed Use Zoning * Opportunity & Hub Zone

43 East South St | Units 4&5 | Frederick | MD | 21701

VCRE.CO



This Historic Gem is ready for a new beginning. Property/Building is part of land condo regime, offering includes 2 units (4&5) being sold as a package for \$1,250,000. 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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HISTORIC WAREHOUSE COMPLEX

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



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.



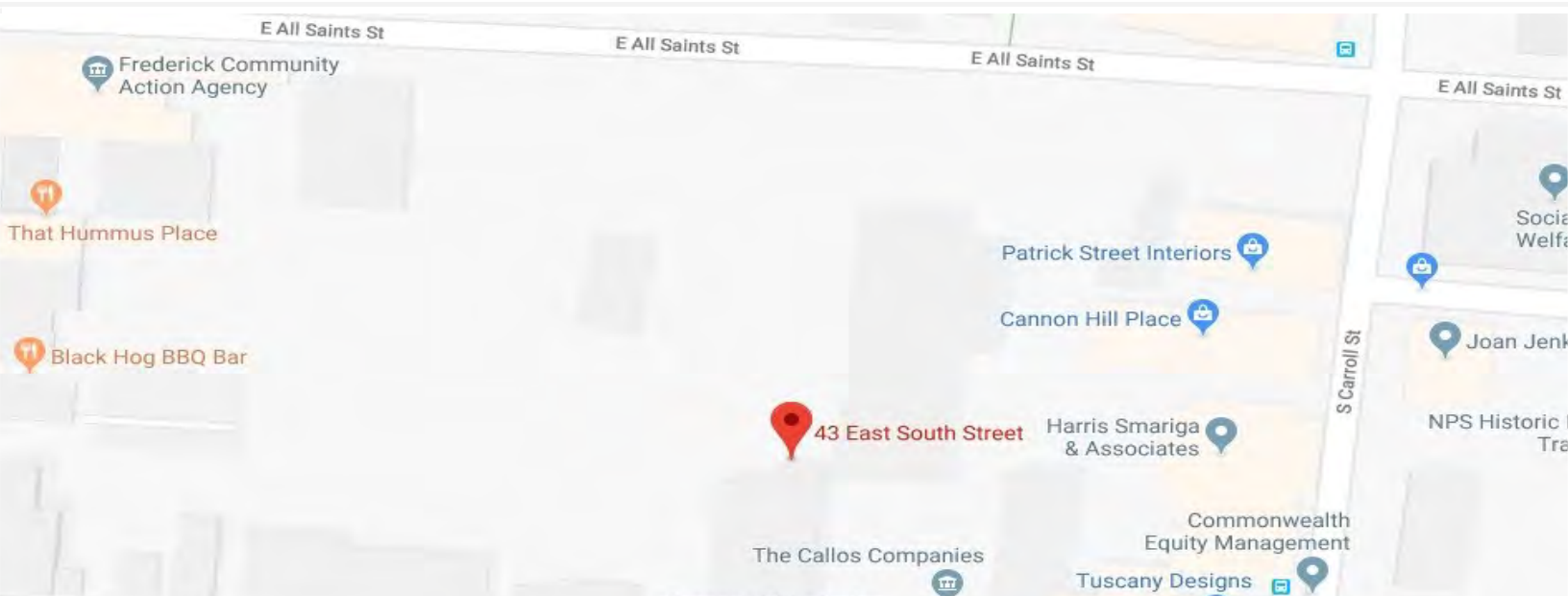
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43 East South Street

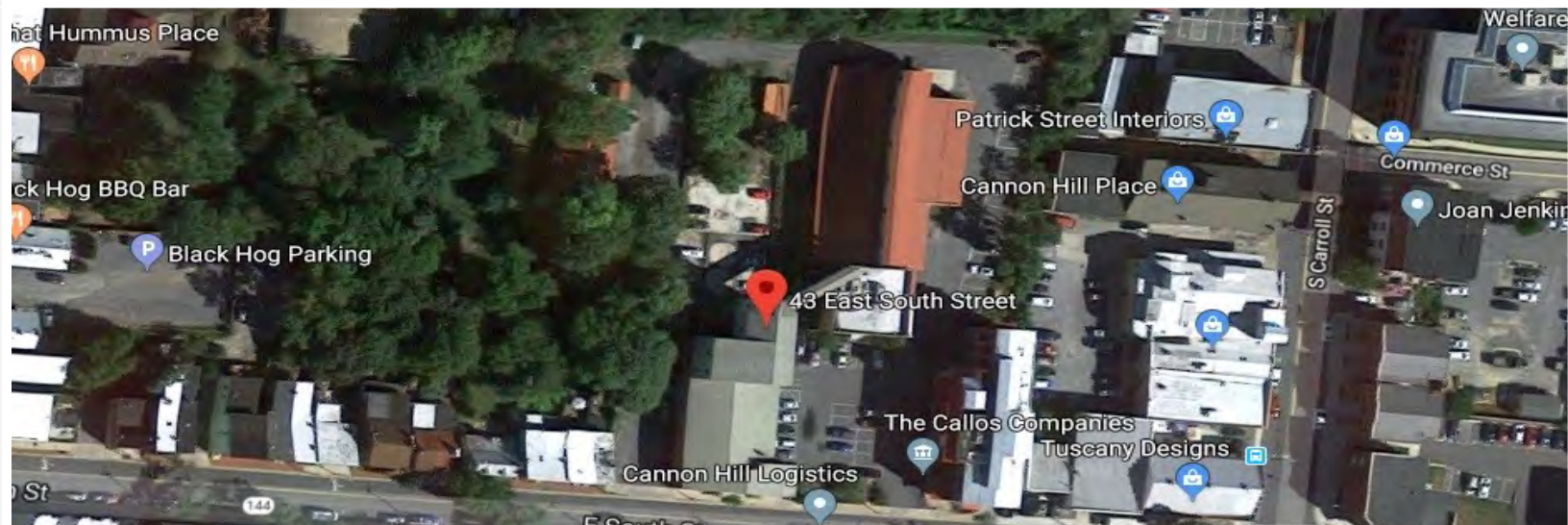
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Street Map



Satellite View



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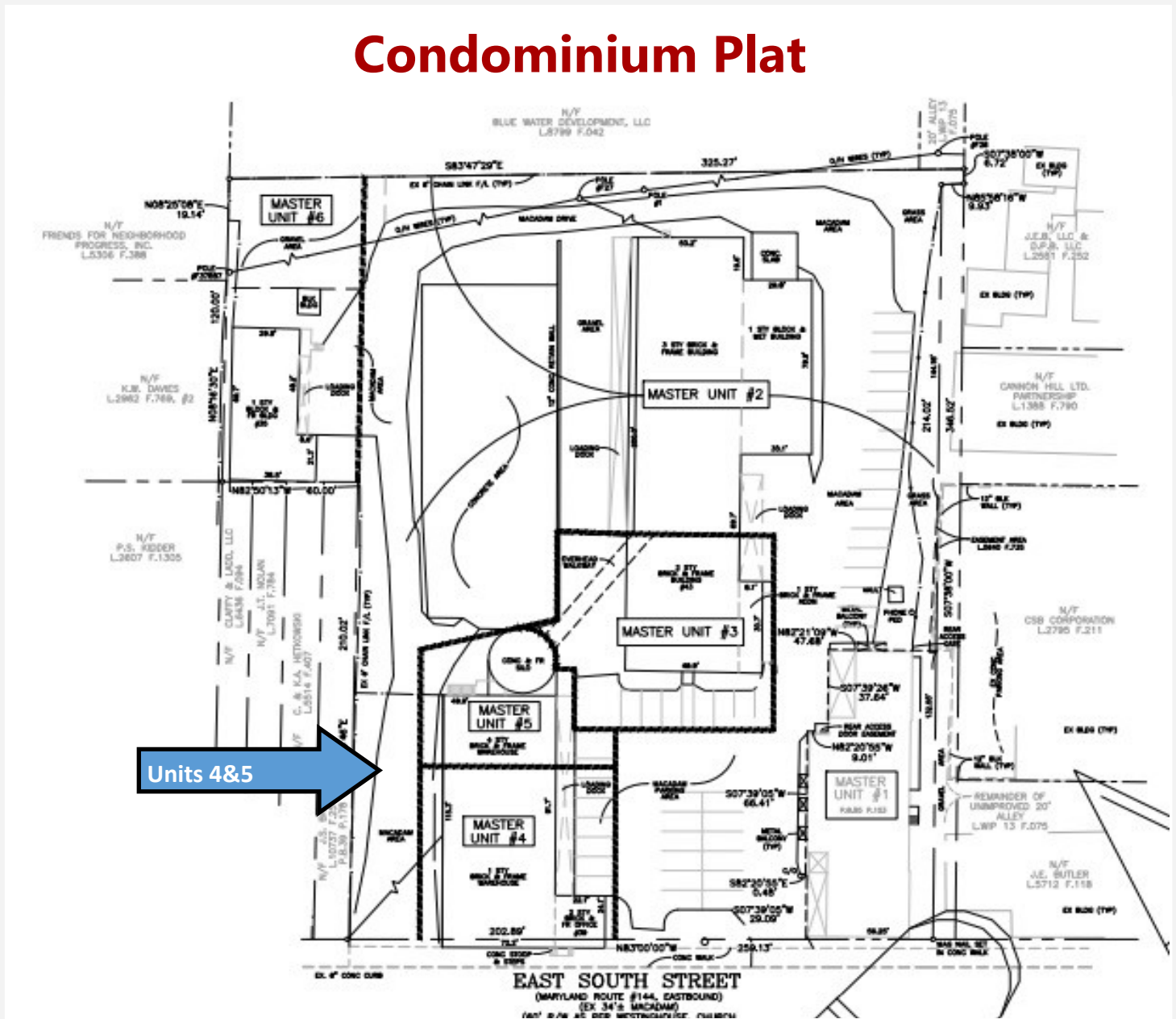
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Zoning



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Condominium Plat



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