

**EXCLUSIVE OFFERING FROM**  
**VCRE.CO**  
**OFFERED AT \$3,750,000**



**PROPERTY ADDRESS**

257 E 6<sup>th</sup> Street, Frederick, MD 21701

**PROPERTY SIZE**

Unique opportunity to purchase this 30,000± SF property on 1.38 acres

**ACCESS**

The subject property has great access to US 15, I-70 & I-270

**PARKING**

Private & paved parking lot with 90± spaces

**ZONING**

Downtown Business  
(DB)

**CONVENIENT LOCATION**

Prime location in Downtown Frederick on the NE corridor



50 Citizens Way  
Suite 203  
Frederick, MD 21701

[WWW.VCRE.CO](http://WWW.VCRE.CO)

Office 240.367.9600

Cell 301.606.4714

[Amos@vcre.co](mailto:Amos@vcre.co)







Click link below to view the Drone Footage and Matterport for this spectacular property

<https://iframe.videodelivery.net/fbb20c550b426371a4aa0447dc0c2c47>

**SUMMARY**

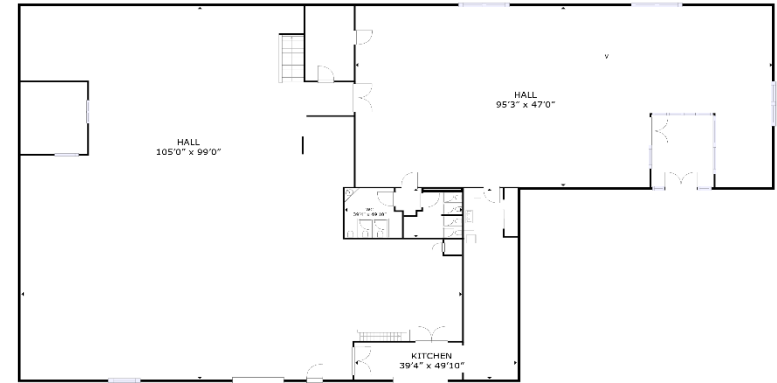
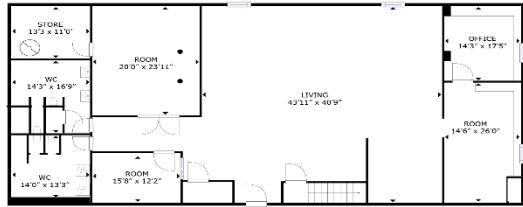
Prime location in downtown Frederick on the NE corridor. Mixed use zoning with unlimited potential. Excellent venue, restaurant, re-development or retail opportunity. Existing structures are comprised of approximately 30K SF situated on 1.38 acres and incorporates two parcels. Offered at \$3,750,000.

**TENANCY:**

The property is currently 100% occupied.

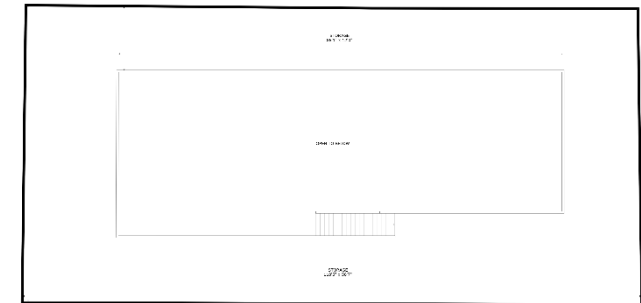
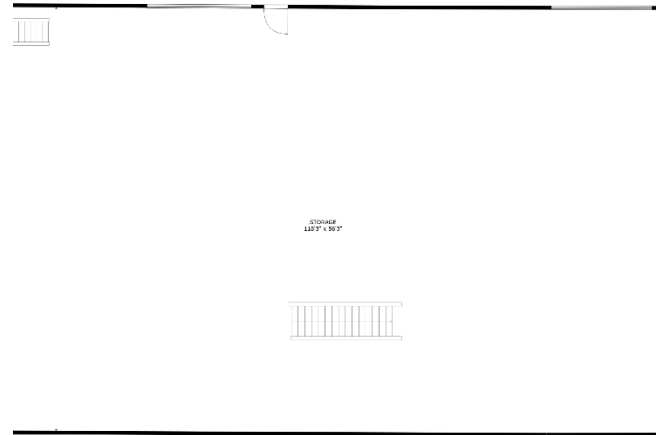
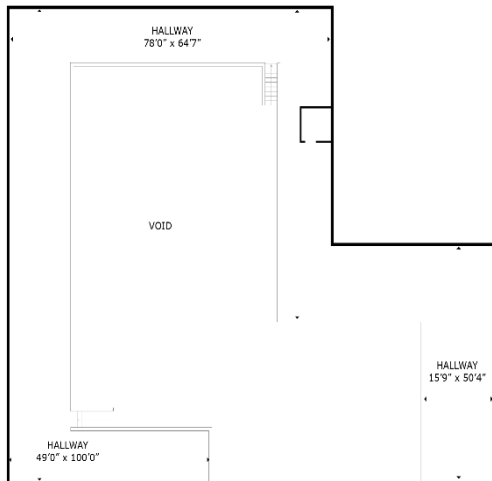






2ND FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 4,809 sq. ft. 2ND FLOOR: 10,493 sq. ft.  
TOTAL: 15,302 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
1ST FLOOR: 4,809 sq. ft. 2ND FLOOR: 10,493 sq. ft.  
3RD FLOOR: 5,211 sq. ft.  
TOTAL: 20,513 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1: 6619 sq. ft. FLOOR 2: 4194 sq. ft.  
TOTAL: 10813 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1: 10,493 sq. ft. FLOOR 2: 4,194 sq. ft.  
TOTAL: 14,687 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

