

FOR SALE



332-334 North Market Street



Frederick, MD 21701

Virtual Tour

360°

CLICK HERE

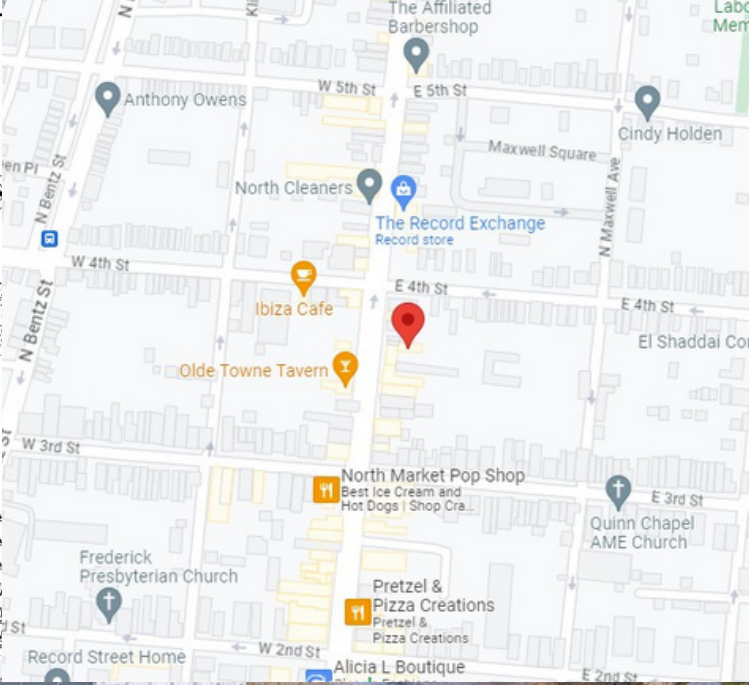
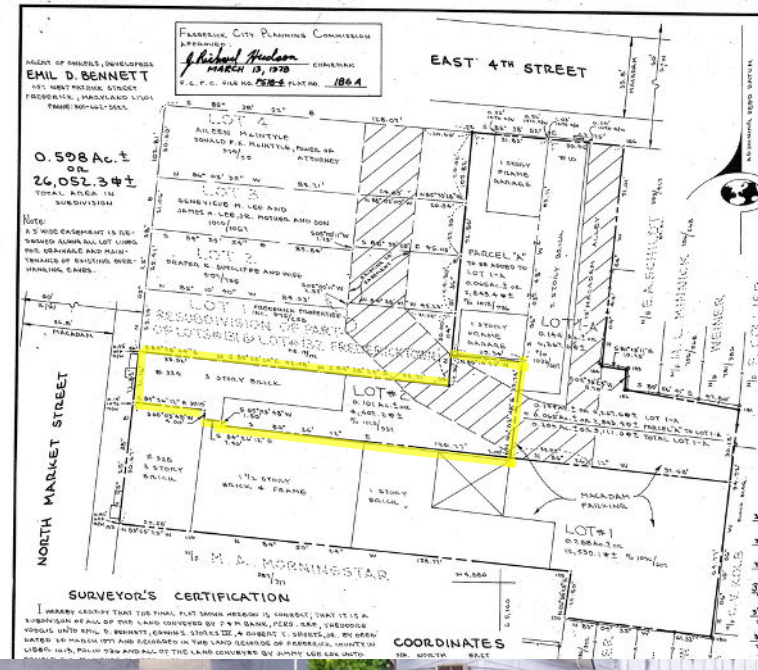


 vcre.co
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OFFERED AT:
\$895,000

FEATURES:

- 5 Residential Units
- 1 Commercial Unit
- 4 off street parking spots
- Laundry in building
- Prime Location
- Surrounded by amenities



Tony "C" Checchia

Owner/Broker

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 Outline is for marketing purposes only

332-334 North Market St.

Space	Lease Start/Expiration Dates	Monthly Rent	Projected Yearly Income/Expenses	
Unit 1	January 1, 2023- December 31, 2023	\$1,545.00	Utilities	
Commercial Unit		\$450	Gas	\$3,145.51
			Electric	\$1,200.00
			Water/Sewer	\$2,166.15
Unit 2	October 1st, 2023-September 30th, 2024	\$1,095.00	Maintenance	\$5,021.69
			Taxes & Insurance	
Unit 3*	September 1, 2019- August 31, 2020	\$995.00	Insurance	\$3,502.00
			Property Tax	\$7,537.49
			Financial Projections	
Unit 4	March 1, 2023-February 28, 2024	\$1,350.00	<u>Monthly Income</u>	<u>\$6,860.00</u>
			<u>Yearly Income</u>	<u>\$82,320.00</u>
			<u>Total Yearly Expenses</u>	<u>\$22,572.84</u>
Unit 5*	September 1, 2023-August 31, 2024	\$1,425.00	<u>Net Operating Income</u>	<u>\$59,747.16</u>
			<u>Cap Rate</u>	<u>6.68%</u>

* Unit 3 Projected Rent

All information has been obtained from reliable sources but should be verified prior to making any investment decision.

Frederick City Overview



Frederick, Maryland, situated in Frederick County, is a historically significant city known for its advantageous location and modern amenities. Positioned at the crossroads of key highways, including I-70, I-270, and various U.S. routes, it holds strategic connectivity. This city is approximately 46 miles west of Baltimore, 50 miles north of Washington, D.C., and hosts a population of 78,171 as per the 2020 census.

Downtown Frederick, or the Frederick Historic District, is a bustling hub featuring a diverse array of over 200 retailers, restaurants, and antique shops lining its streets. Its culinary scene is rich and varied, offering Italian-American, Thai, Vietnamese, and Cuban cuisines, along with well-regarded dining establishments such as The Tasting Room and Olde Towne Tavern.

Beyond its vibrant retail and dining offerings, downtown Frederick is a thriving business center, housing about 600 enterprises that collectively employ nearly 5,000 people. Historic structures have been transformed to accommodate the growing technology sector, and contemporary office buildings near Carroll Creek Park underscore this trend. This unique blend of historical charm and contemporary development renders Frederick an appealing prospect for commercial real estate ventures, fostering an environment where businesses can flourish.



Route 40 West, known as the Golden Mile, stands as a testament to Frederick's many strengths. Hosting a plethora of local shops, eateries, and businesses operated by industrious residents, this route exemplifies the city's global influence. The Golden Mile not only offers access to Frederick's offerings but also leads to broader community experiences, showcasing the city's rich cultural diversity and opportunities.

