

For Sale

MULTI-FAMILY PROPERTY

6726 JEFFERSON BLVD | FREDERICK, MD 21703



**OFFERED AT:
\$675,000**

FEATURES:

- 24,020 SF
- 2-4 Unit Property
- 15,000 SF Dedicated to Parking
- Direct Access to Two Main Roads
- Paved Parking Lot
- 3/4 Units Have In Unit Washer + Dryer

PROPERTY SIZE

24,020 SF

PARKING LOT SIZE

15,000 +

STUDIO UNIT(S)

1

ONE BEDROOM
UNIT(S)

1

TWO BEDROOM
UNIT(S)

1

FOUR BEDROOM
UNIT(S)

1

Virtual Tour

360°

CLICK HERE





Floor 1



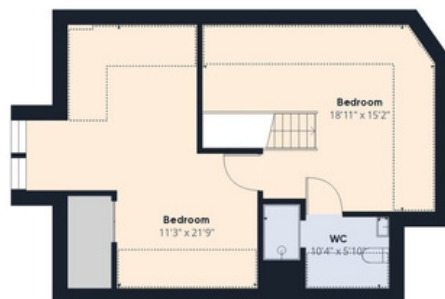
Floor 2



Floor 3



Floor 4



Floor 5



Approximate total area¹⁾
2930.94 ft²

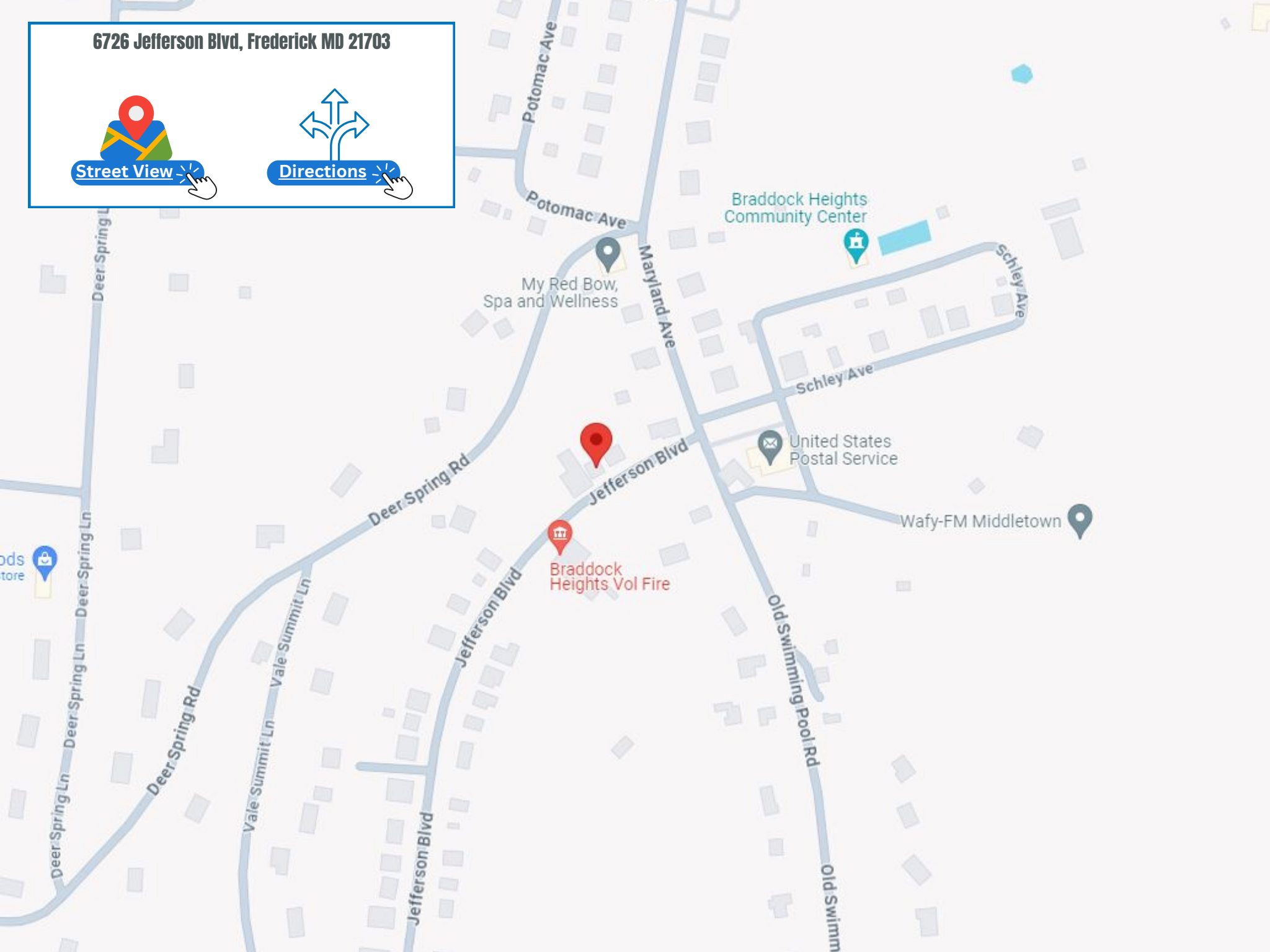
Reduced headroom
198.69 ft²

Floor Plan

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

6726 Jefferson Blvd, Frederick MD 21703





CONTACT:



AMOS R. MARTIN

ASSOCIATE BROKER

301-606-4714

AMOS@VCRE.CO



<https://www.facebook.com/Veritarealestate/>



https://www.instagram.com/vcre_co/



<https://www.linkedin.com/company/vcre-co/>

FREDERICK COUNTY OVERVIEW



Frederick County, Maryland, offers a unique and thriving landscape for commercial real estate opportunities. With an expansive size of 664 square miles, it's the largest county in Maryland, providing an abundance of space for businesses of all sizes and industries. Located conveniently between major urban centers, including Baltimore (46 miles) and Washington, D.C. (43 miles), Frederick County benefits from its strategic position. Moreover, it's just a short distance from Gettysburg, Pennsylvania, Harpers Ferry, West Virginia, and Leesburg, Virginia, making it a central hub for regional commerce.

The county's population of 271,717, as of 2020, reflects a dynamic and diverse community. With a median age of 38.6 and a median household income of \$100,685, Frederick County stands out as an economically vibrant region. Major employers such as Fort Detrick, U.S. Army Garrison, and AstraZeneca contribute to a stable job market, making it an attractive destination for businesses seeking talent and growth. The City of Frederick, the county seat with over 78,000 residents, is not only the second-largest city in Maryland but also boasts the fifth-highest population growth rate among the state's municipalities.

Frederick County's accolades, including being named among the "Best Places to Live in the US" and a "Top 10 Remote-Ready City" in 2022, underline its reputation as a desirable place to live and work. Its rich history, with famous figures like Civil War heroine Barbara Fritchie and Francis Scott Key, adds to its cultural appeal. The county's diverse landscape features parklands, including Cunningham Falls State Park and Catoctin Mountain, the site of the Camp David presidential retreat. Additionally, the Appalachian National Scenic Trail traces its western border, providing recreational opportunities and natural beauty.



The county's economic activities span agriculture, manufacturing, and various industries, with over 29,000 businesses employing 10 people or fewer. Frederick's location at the crossroads of major cities, as part of the I-270 tech corridor, has made it a commuter city for many. Approximately 40% of Frederick residents commute to jobs outside the county. With the U.S. Army's Fort Detrick as the largest employer and a burgeoning local food scene featuring non-chain restaurants and award-winning micro-breweries, Frederick County combines economic vitality with cultural richness.

The Historic District in Downtown Frederick is an essential highlight, with over 100 specialty shops, restaurants, art galleries, and more. Its beautifully preserved Federal architecture and charming streets make it a destination for residents and tourists alike. Frederick County's prime location, economic stability, and vibrant culture make it an excellent choice for commercial real estate investment, offering a diverse range of opportunities for businesses to thrive.