



Downtown Frederick
OFFICE/RETAIL
FOR SALE

FULLY FURNISHED, TURN-KEY OFFICE IN DOWNTOWN FREDERICK

247 West Patrick Street, Frederick, Maryland

www.TPCRE.com

Available for sale is a Downtown Frederick City professional office with 1,050 SF on .045 acres of Downtown Business zoned land with four off street parking spaces. The property comes fully furnished and includes two private offices, a mezzanine conference room, reception area and bathroom. It is highly visible with more than 10,000 cars per day and located in the heart of Downtown Frederick, Maryland along West Patrick Street. **For Sale at \$210,000.**

For more information, please contact:

Brian JM Ellis, Senior Commercial Sales & Leasing Executive | 240 436 6180 Direct | 760 672 4218 Cell | bellis@tpreinc.com
8923 Fingerboard Road, Frederick, MD 21704 | TPCRE.com | 301 831 8232 Office



FULLY FURNISHED, TURN-KEY OFFICE IN DOWNTOWN FREDERICK

247 West Patrick Street, Frederick, Maryland

Downtown Frederick
OFFICE/RETAIL
FOR SALE



Property Highlights

- Total of 1,050 SF of Office/ Retail Space
- .045 Acres Zoned Downtown Business
- Ideally Located on Patrick Street in Downtown Frederick
- Fully Furnished, Professional, Turn-key Office
- Includes Two Private Offices, Mezzanine Conference Room, Reception Area and Bathroom
- Public Utilities
- New Roof & HVAC System
- 4 Off Street Parking Spaces
- Great Visibility with more than 10,000 Cars per Day

FULLY FURNISHED, TURN-KEY OFFICE IN DOWNTOWN FREDERICK

247 West Patrick Street, Frederick, Maryland

Downtown Frederick
OFFICE/RETAIL
FOR SALE



FULLY FURNISHED, TURN-KEY OFFICE IN DOWNTOWN FREDERICK

247 West Patrick Street, Frederick, Maryland



Downtown Frederick
OFFICE/RETAIL
FOR SALE

About Turning Point Real Estate

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

Visit us on the web at TPCRE.com

For more information, please contact:

Brian JM Ellis, Senior Commercial Sales & Leasing Executive
240 436 6180 Direct | 760 672 4218 Cell | bellis@tpreinc.com



8923 Fingerboard Road, Frederick, Maryland 21704 | 301 831 8232 Office