



## DOWNTOWN FREDERICK OFFICE CONDO AVAILABLE FOR SALE

3 College Avenue #6, Frederick, Maryland

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Available for sale is a private professional office overlooking Baker Park and within walking distance to the courthouse, downtown restaurants and the Historic District. The property is zoned DB (Downtown Business) and is not in Historic Preservation District. Ideal office for a small business owner. Well maintained unit all on one level with two entrances. There is ample street parking and one assigned parking space. The unit currently offers a conference room, reception area, kitchen, half bath and 3 offices suites. **Available for Sale at \$188,500**

### For more information, please contact:

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