

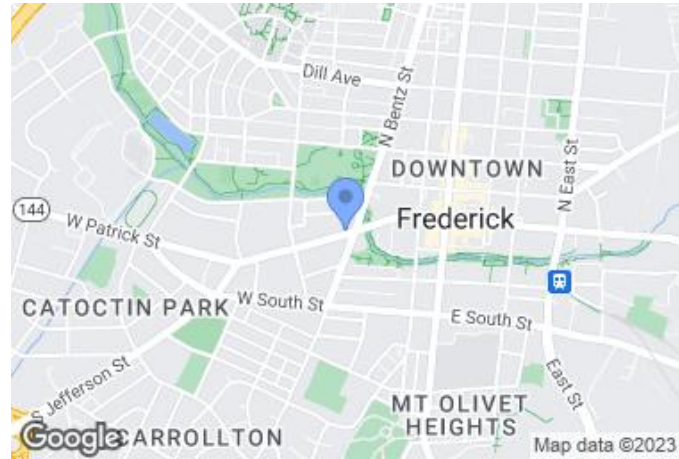
Client Full

217 W Patrick St W, Frederick, MD 21701

Active

Commercial Lease

\$5,165.00



MLS #: MDFR2041680
Tax ID #: 1102025116
Sub Type: Retail
Waterfront: No

Leasable SQFT: 4,275
Price / Sq Ft: \$1.21
Purchase Opt.: No
Business Use: Auto Related, Hair Salon and Spa, Manufacturing, Other, Other/General Retail, Professional, Restaurant/Bar
Year Built: 1930
Property Condition: Very Good

Location

County:	Frederick, MD	School District:	Frederick County Public Schools
In City Limits:	Yes	Middle/Junior School:	West Frederick
Municipality:	Frederick City	Elementary School:	Parkway
Subdiv / Neigh:	DOWNTOWN	Election District:	2

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

City/Town Tax: \$4,597 / Annually
Zoning: DB

Commercial Lease Information

Date Available:	01/01/24	Current Use:	Commercial
Business Type:	Auto Related, Hair Salon and Spa, Manufacturing, Other, Other/General Retail, Professional, Restaurant/Bar	Leasable SQFT:	4,275
Tenant Pays:	Common Area Maintenance, Electricity, Gas, HVAC Maintenance, Light Bulbs/Filters/Fuses/Alarm Care, Minor Interior Maintenance, Pest Control, Water	Contiguous SQFT Available:	No
		Final Lease Type:	Modified Gross
		Rent Includes:	Grounds Maintenance, Parking, Trash Removal

Building Info

Yr Major:	2022	Construction Materials:	Brick
Reno/Remodel:		Flooring Type:	Partially Carpeted, Solid Hardwood, Vinyl
Building Units Total:	5	Roof:	Rubber
Building Total SQFT:	17,152 / Assessor	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT: 1.15a / 50208sf / Assessor
Location Type: Downtown

Ground Rent

Ground Rent Exists: No
Ground Rent Amount: Annually

Parking

Car Parking Spaces:	5	Features:	On Street, Parking Lot, Handicap Parking, Paved Parking, Private
Total Parking Spaces:	5		

Interior Features

Interior Features: Accessibility Features: Grab Bars Mod, Level Entry - Main; Exterior Cameras, Surveillance System

Utilities

Utilities: Central A/C; Electric Service: 220 Volts; Heating: Central; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Parking

Public: Classically Renovated Commercial Space For Lease. Offers a Great Opportunity for a New or Existing Business in Downtown Frederick City. Zone-DB. Within the Historic District. The Space Features 2 Large Main Rooms. The Front Room Features Expansive Front Windows w/Excellent Street Exposure, Open Floor Plan, Newly Painted Interior, New Period Pendent Lighting, Refinished 12' High Metal Ceiling, Solar Shade Window Treatments, 2-Bathrooms. The Rear Room Features Refinished Hardwood Floors, New Painted Walls and Ceiling, New LED Lighting, 2- Large Storage Rooms, Rear Personnel Door as well as an Over Head Door. The Entire Space is Conditioned with 2-New HVAC Systems with Period Round Duct Work. Limited Off Street Parking is Available. This Unique Space is Perfect For Retail Business, Office Space, Light Manufacturing/Repair, Service Industry, etc. Schedule a showing to see if this space works for your business needs.

Directions

Market Street, Left On W. Patrick Street. Right Side of Street. Intersection Bentz St & Patrick. **Rear Entrance via Abrecht Pl.

Listing Details

Original Price: \$5,165.00 DOM: 36
Listing Term Begins: 11/01/2023
Disclosures: Agent Related to Owner, Other

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Yearly Rent	Sub Agency Comp:	2.5% Of Yearly Rent
		Dual/Var Comm:	No

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