

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE - Flex Condo

\$269,900

4509 Metropolitan Court, Unit B, Frederick, Maryland 21704

IDEAL FOR OWNER/USER!

- 2,735 SF of prime flex condominium space in great location (540 SF office & 1,655 SF warehouse with 540 SF mezzanine)
- Office build-out & warehouse space with bay door access
- Convenient to I270, I70, and Rt. 15



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

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Phone: 301-698-9696 ext. 202

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Land & Commercial Real Estate Services | www.macroltd.com

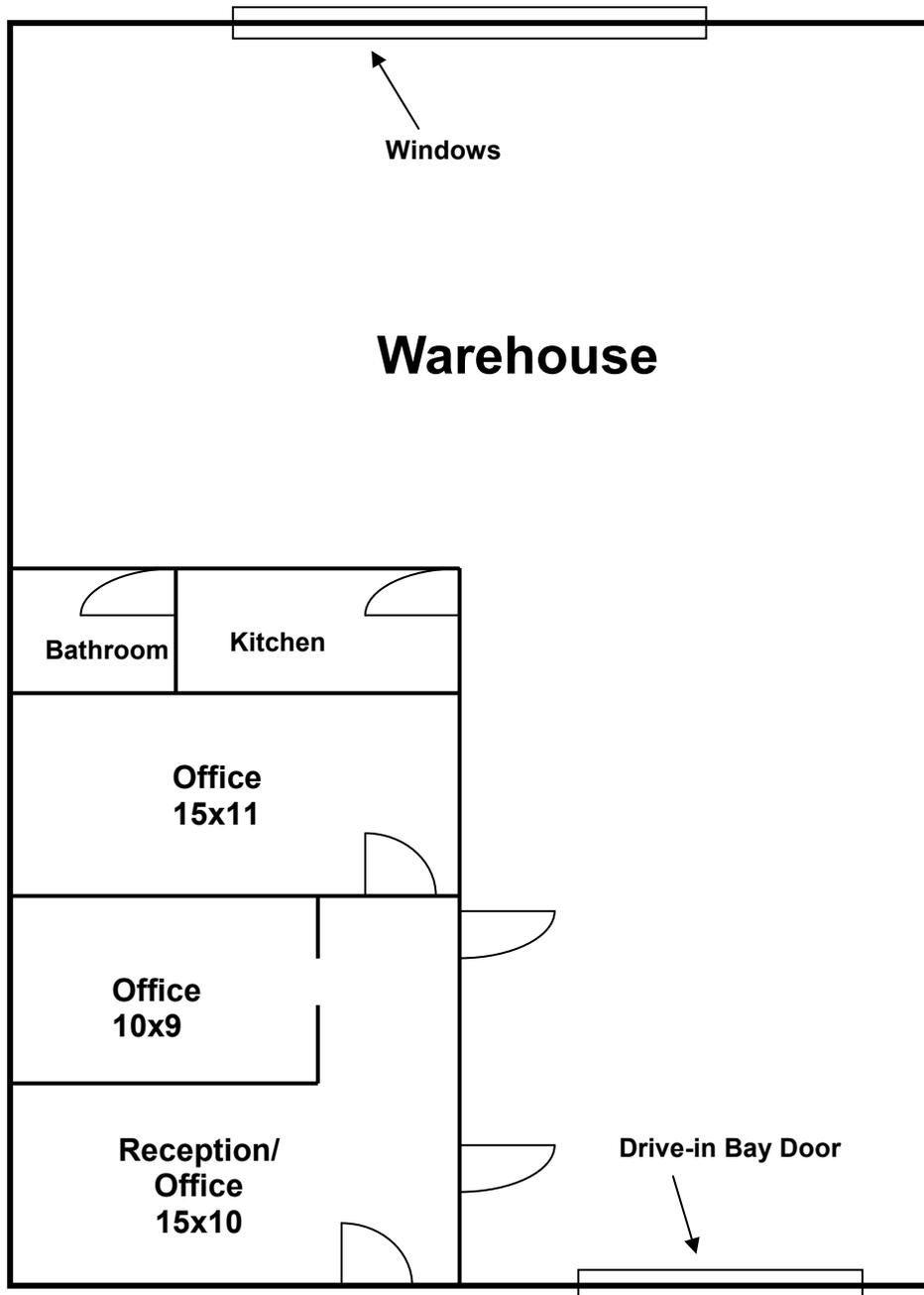
PRESENTING

- LOCATION:** Conveniently located near I-70 and I-270.
- LEGAL:** Tax Map 0086, Parcel 0223
- ZONING:** Frederick County: LI— Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.
- BLDG SIZE:** Approx. 2,735 SF (540 SF Office, 2195 SF Warehouse w/ mezzanine)
- PRICE:** \$269,900
- CONDO FEES:** \$202 per month
- TAXES:** \$2,300 annually or \$1.05/SF

Financial and investment information available to qualified parties upon request.

CONTACT: **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

Floor Plan



Note: Mezzanine sits above offices/kitchen/bathroom reached by stairs in warehouse. Space dimensions are approximate.

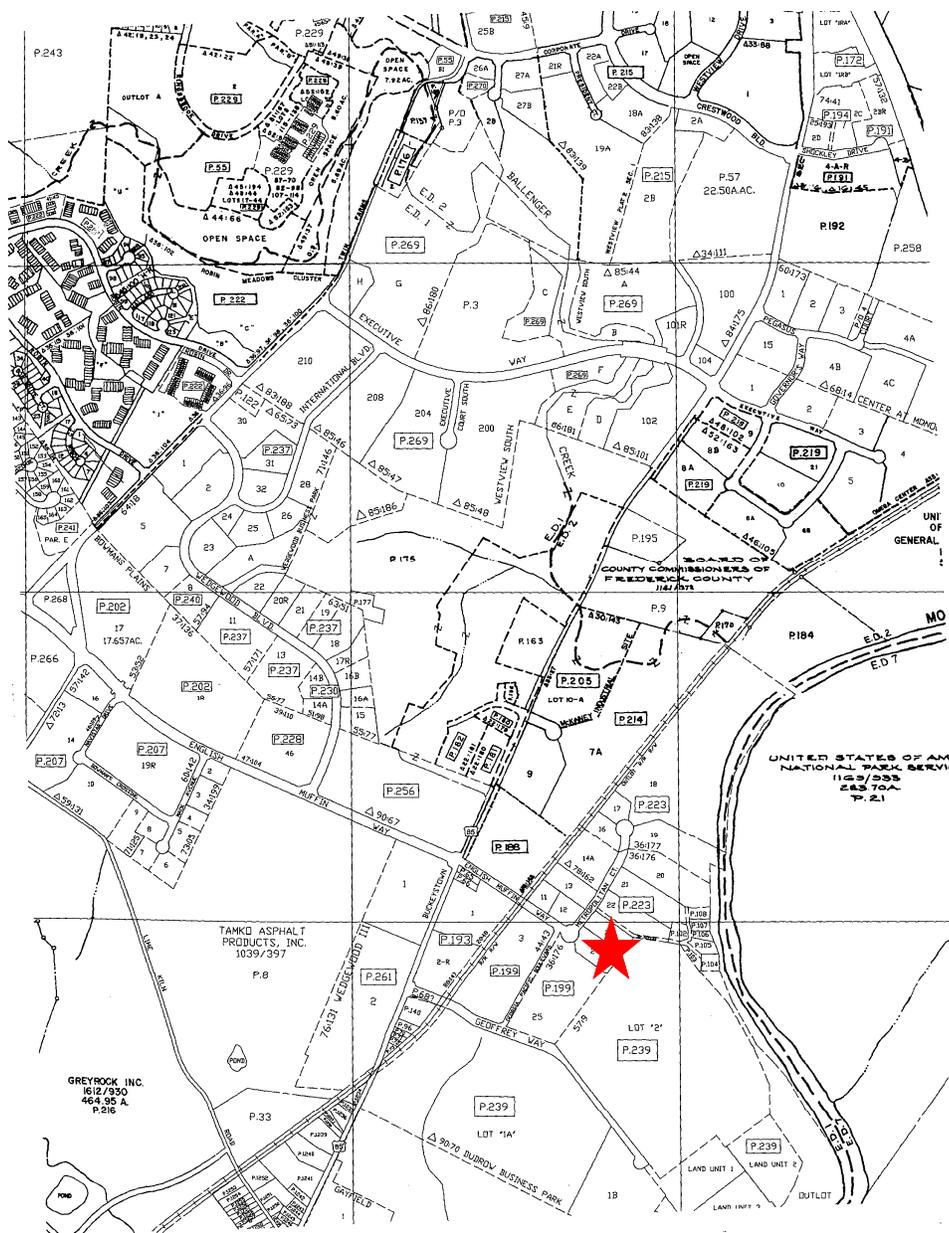
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Photos



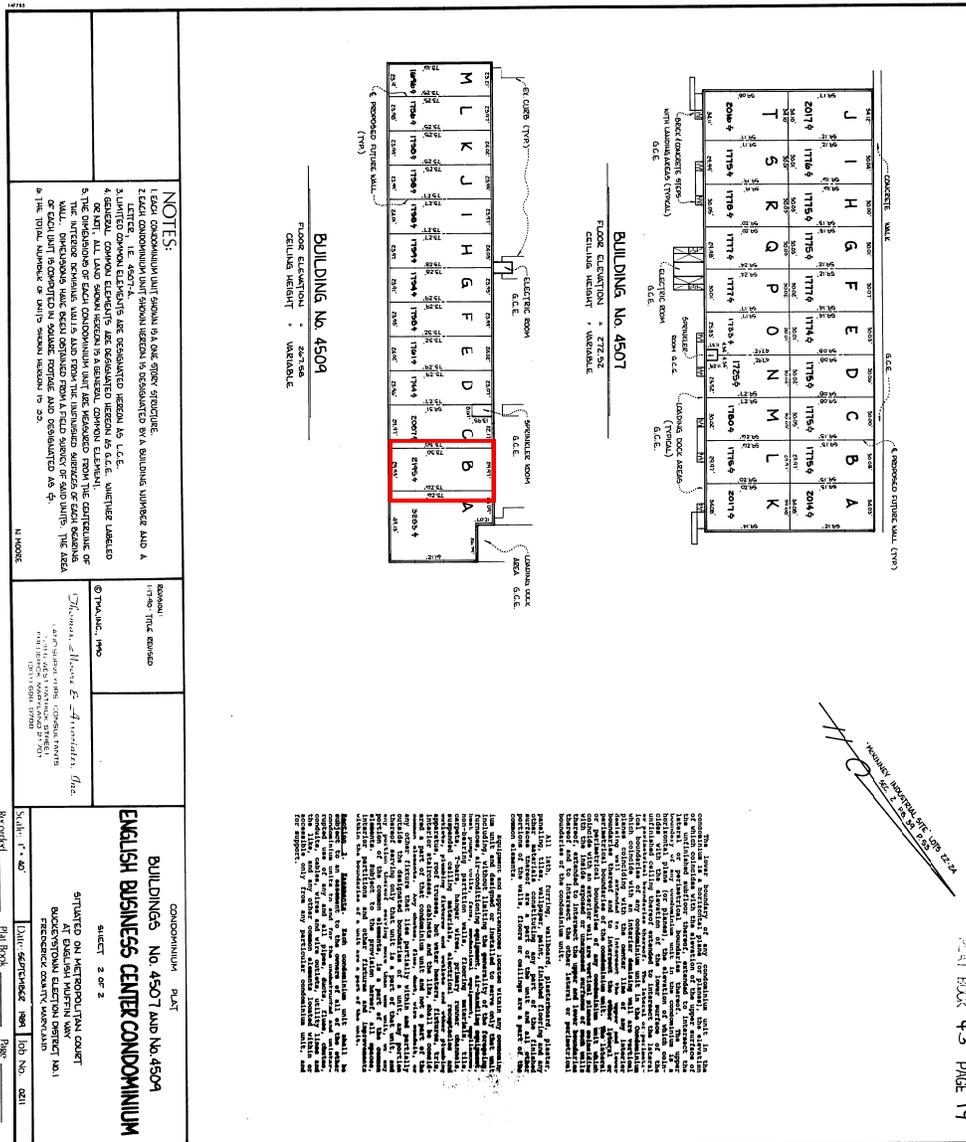
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Location Map



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PLAT



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ZONING

Frederick County Zoning– LI (Limited Industrial)

Limited Industrial

The Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Continued Next Page

ZONING (CONTINUED)

- Airports, Public
- Fairground
- Shooting Range/Club -
Trap, Skeet, Rifle, Archery
- Aircraft Landing and
Storage Areas, Private and/
or Commercial Use
- Child Care Center/Nursery
School
- Place of Worship
- Community Fire and
Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric
Substation
- Borrow Pit Operations
- Recycling Pickup and
Distribution Centers
- And more...