

FOR SALE

\$275,000

1 Frederick Street, Taneytown, MD 21787

MacRo
LTD.
COMMERCIAL REAL ESTATE



Downtown Mixed-Use Investment Opportunity

This 5,800 SF solid structure includes 4 fully leased rental units: 1 corner retail storefront and 3 residential apartments. Property also includes a partially finished basement and tons of storage.

Located at the corner of MD-194 and MD-140, a central downtown Taneytown location.

PRESENTING

Location: 1 Frederick Street, Taneytown, MD 21787

Legal: Tax Map 0300, Parcels 2334

Zoning: City of Taneytown, Downtown Business District: The purpose and intent of this district is to provide logical locations for retail services needed by neighborhood populations. The permitted use should generate low vehicular traffic with minimum vehicular parking needs and create few objectionable influences for nearby neighbors. It is intended that such uses and services shall not include any manufacturing and production by powered machine or wholesale distribution facilities, services or storage areas, or incorporate any improvements, displays or activities that compromise public safety.

Building Size: 5,800 SF

Utilities: Electric, telephone, cable/internet, public water, sanitary sewer

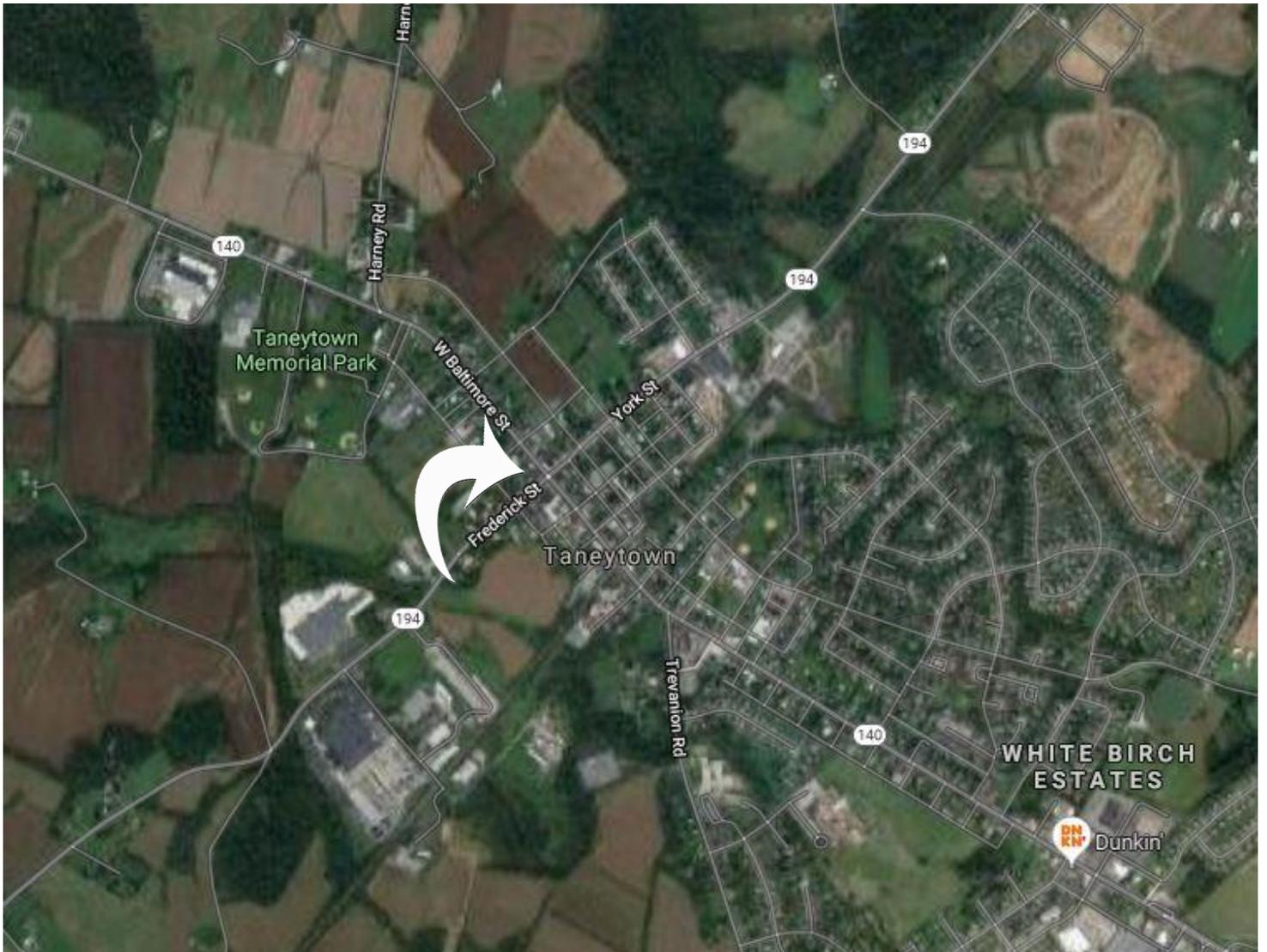
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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PHOTOS

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PHOTOS (Continued)

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AERIAL



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FINANCIAL INFORMATION



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Gross Estimated Revenue	Monthly	Annual
Apartment 1	\$ 735.00	\$ 8,820.00
Apartment 2	\$ 775.00	\$ 9,300.00
Apartment 3	\$ 750.00	\$ 9,000.00
Retail Storefront	\$ 800.00	\$ 9,600.00
Back Room	\$ 300.00	\$ 3,600.00
Total	<u>\$ 3,360.00</u>	<u>\$ 40,320.00</u>
Vacancy Factor	-5%	\$ (2,016.00)
Revenue After Vacancy		\$ 38,304.00
Expenses		
Taneytown Water		\$ 1,167.00 (included in rent income)
Commercial Insurance		\$ 2,433.21
Lead Inspection yearly renewal		\$ 90.00 \$30.00/per unit x 3 units = \$90.00
New Tenant Lead inspection		\$ 135.00
Property Taxes		\$ 4,200.00
Management Fee	10%	\$ 3,830.40 Allowance
Repairs/Maintenance	10%	<u>\$ 3,830.40</u> Allowance
Total Expenses		\$ 15,686.01
Net Operating Income		\$ 22,617.99

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DEMOGRAPHICS



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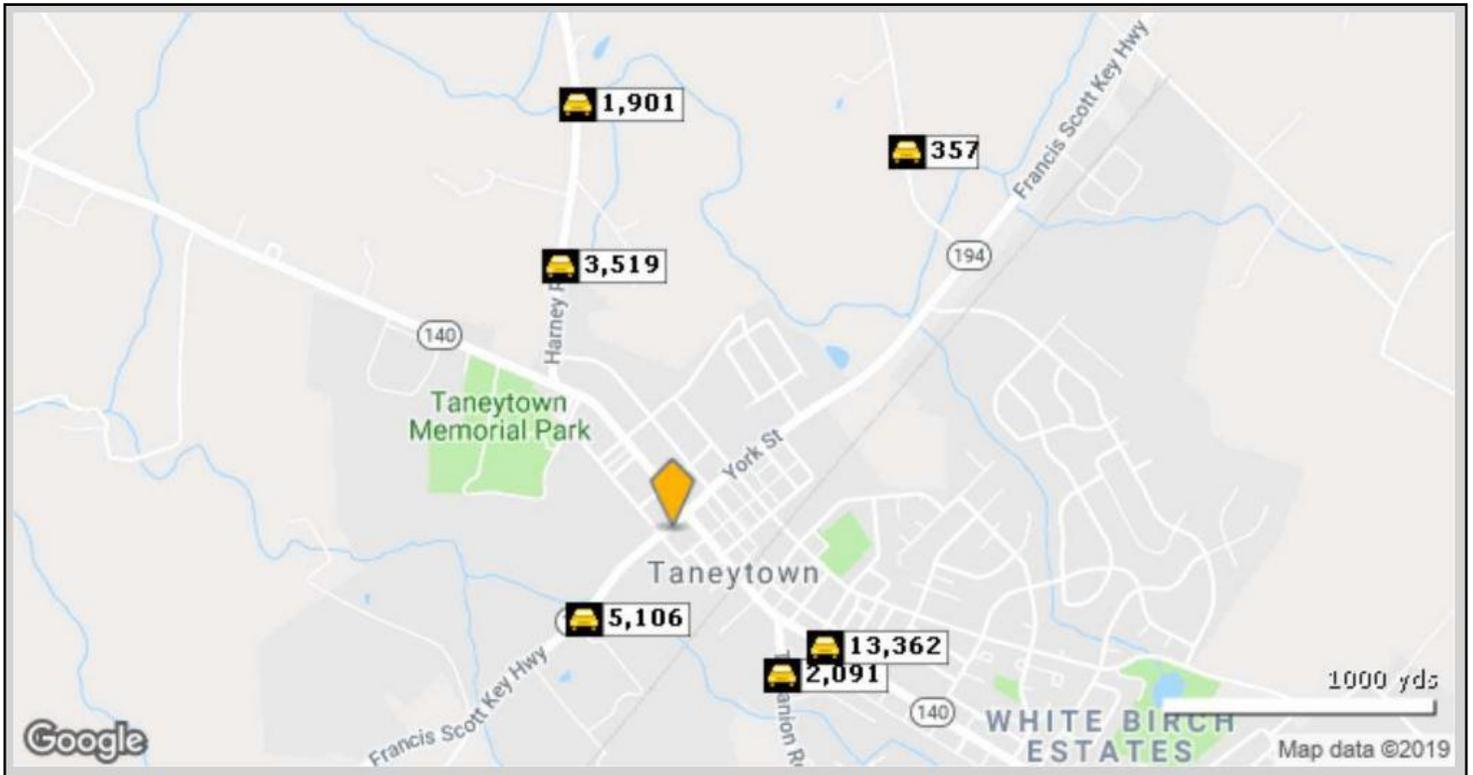
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	4,651		8,762		12,519	
2019 Estimate	4,614		8,720		12,455	
2010 Census	4,485		8,630		12,356	
Growth 2019 - 2024	0.80%		0.48%		0.51%	
Growth 2010 - 2019	2.88%		1.04%		0.80%	
2019 Population by Hispanic Origin	176		302		380	
2019 Population	4,614		8,720		12,455	
White	4,188	90.77%	8,009	91.85%	11,592	93.07%
Black	231	5.01%	391	4.48%	448	3.60%
Am. Indian & Alaskan	12	0.26%	14	0.16%	29	0.23%
Asian	41	0.89%	79	0.91%	113	0.91%
Hawaiian & Pacific Island	3	0.07%	6	0.07%	6	0.05%
Other	138	2.99%	221	2.53%	267	2.14%
U.S. Armed Forces	0		0		1	
Households						
2024 Projection	1,688		3,198		4,599	
2019 Estimate	1,671		3,182		4,574	
2010 Census	1,611		3,148		4,534	
Growth 2019 - 2024	1.02%		0.50%		0.55%	
Growth 2010 - 2019	3.72%		1.08%		0.88%	
Owner Occupied	1,259	75.34%	2,513	78.98%	3,677	80.39%
Renter Occupied	413	24.72%	668	20.99%	898	19.63%
2019 Households by HH Income	1,674		3,183		4,574	
Income: <\$25,000	280	16.73%	464	14.58%	613	13.40%
Income: \$25,000 - \$50,000	283	16.91%	549	17.25%	740	16.18%
Income: \$50,000 - \$75,000	318	19.00%	580	18.22%	878	19.20%
Income: \$75,000 - \$100,000	299	17.86%	554	17.40%	783	17.12%
Income: \$100,000 - \$125,000	222	13.26%	479	15.05%	725	15.85%
Income: \$125,000 - \$150,000	131	7.83%	204	6.41%	297	6.49%
Income: \$150,000 - \$200,000	81	4.84%	215	6.75%	349	7.63%
Income: \$200,000+	60	3.58%	138	4.34%	189	4.13%
2019 Avg Household Income	\$81,402		\$86,190		\$87,987	
2019 Med Household Income	\$71,615		\$74,938		\$76,788	

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TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Francis Scott Key Hwy	Frederick St	0.12 NE	2018	5,106	MPSI	.26
2 Trevanion Rd	Trevanion Ter	0.06 S	2018	2,091	MPSI	.38
3 E Baltimore St	Legion Dr	0.02 SE	2018	13,362	MPSI	.41
4 Harney Rd	Western Dr	0.19 S	2018	3,519	MPSI	.61
5 Harney Rd	Walnut Grove Rd	0.17 N	2018	1,901	MPSI	.93
6 Fringer Rd	Francis Scott Key Hwy	0.26 SE	2018	357	MPSI	.95

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ZONING

FOR SALE 1 Frederick Street, Taneytown, MD 21787

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City of Taneytown – Downtown Business District

The purpose and intent of this district is to provide logical locations for retail services needed by neighborhood populations. The permitted use should generate low vehicular traffic with minimum vehicular parking needs and create few objectionable influences for nearby neighbors. It is intended that such uses and services shall not include any manufacturing and production by powered machine or wholesale distribution facilities, services or storage areas, or incorporate any improvements, displays or activities that compromise public safety.

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

Retail businesses involving the sale of merchandise and/or services located primarily within a building as follows:

- Home furnishings and accessories:
- Furniture
- Dishes, china, cookware, glassware.
- Home accessories.
- Drapes and curtains.
- Kitchen stores.
- Bed, bath and linen.
- Floor coverings.
- Lamps and lighting.
- Closet and storage/container stores.
- Wallpaper/wall coverings and/or removing and hanging of wallpaper.
- Other similar uses.
- Special interests:
- Art and craft, hobby stores.
- Sports goods.
- Toys and games.
- Art gallery.
- Collectibles.
- Science; nature, wild bird supply sales.
- Camera sales; photographic and camera supply stores and studios.
- Bridal shop and/or wedding supplies.
- Hobby stores.
- Antique shops.
- Pottery creations and sales.
- Builder/remodeling sales showroom.
- Tack and equestrian shops.
- Other similar businesses.

Consignment and other shops for the sale of used items of a similar nature as otherwise permitted in this section.

- Gifts/specialty.
- Books.
- Newspapers and magazines.
- Decorative accessories.
- Christmas decorations.
- Baby supply.
- Candles and/or aromatherapy.
- Luggage and leather goods.
- Stationery.
- Imports.
- Florist.
- Jewelry.

- Medical health and wellness supply.
- Office supply.
- Other similar businesses.
- **Food sales:**
- Candy stores.
- Delicatessens and carry-out foods.
- Bakery.
- Coffee and/or tea.
- Health foods and food supplements.
- Grocery.
- Seafood sales establishments.
- Butcher shops.
- Yogurt, ice cream and/or dessert parlors.
- Health foods and food supplements.
- Other similar businesses.
- **Food service:**
- Restaurants with/without liquor.
- Pubs/bars that also serve food and provide entertainment.
- Fast food with no parking or drive-through windows.
- Other similar businesses.
- **Home appliances/music/video:**
- Music/record/tape/cd/DVD shops.
- Video rental shops.
- Musical instrument dealers.
- Piano and organ repair, sales and/or moving.
- Other similar businesses.
- **Clothing and accessories:**
- Clothing stores.
- Shoe stores.
- Hats.
- Children and infants wear.
- Other similar businesses.

Personal service:

- Hair and beauty establishments.
- Shoe repair.
- Tailor
- Mailing packaging.
- Weight loss center.
- Dry-cleaning, self service and/or laundry self service.
- Tax preparation.
- Bicycle repair and sales shops.
- Locksmith shops.
- Medical/dental/chiropractic offices.

- Government/professional/general offices.
- Secretarial and/or telephone answering services.
- Other similar businesses.

Other retail:

- Custom printing and reproduction shops.
- Pet grooming establishments, non-boarding.
- Funeral homes and mortuaries.
- Physical fitness facilities.
- Public buildings, structures and properties of the recreational, cultural, institutional, educational, administrative or public service type, including fire, ambulance or rescue squad.
- Radio and television studios.
- Electronic sales and service shops.
- Schools: nursery schools, business, dancing, music, art, trade or others of a commercial nature.
- Sign-painting shops.
- Social clubs, fraternal organizations and community meeting halls.
- Tailor shops.
- Theaters and private assembly halls.
- Telephone central offices or service centers.
- Upholstery shops.
- Customary accessory uses and buildings incidental to any of the above permitted uses.
- Hardware stores.
- Other similar businesses.

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ZONING (Continued)



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- Computer supplies and parts.
- Computer training.
- Website creations.
- Other similar businesses.

Residential:

- Single-family detached dwellings.
- The following uses are permitted as a special exception upon approval by the Board of Appeals as outlined in Article XI of this chapter.
- Conversion of a single-family detached dwelling into an apartment.
- Apartments.
- Child-care and adult-care centers.
- Banks and savings and loans with drive-through windows.
- Churches, synagogues, and other places of worship.
- Alcoholic beverage package stores.
- Video/arcade or amusement centers.
- Appliance stores.
- Carpenter shops.
- Department stores.
- Microbreweries and pub-breweries licensed under Article 2B of the Annotated Code of Maryland.
- Newspaper publishing establishments.
- Pet shops.
- Public utility buildings, structures or uses, including radio, television and other communications facilities.
- Bed-and-breakfast inns.
- Hand-carved furniture fabrication and/

- or repair and restoration.
- Blood bank centers and testing.
- Appliances, major dealers and service repair.
- Veterinarian, non-boarding.
- Lot and yard requirements.
- No minimum lot area, lot width or lot depth is required.
- No minimum lot coverage is required.
- No minimum front yard is required.
- A side yard is not required except when adjacent to a residential district, in which case eight feet are required.
- A rear yard is not required except when adjacent to a residential district, in which case 25 feet are required.
- The maximum height of a building shall be 35 feet.
- Outdoor displays of merchandise shall be limited to the linear frontage of the storefront and not more than four feet from the wall of the building. Displays shall not narrow a public sidewalk to less than six feet of clear width. Outdoor displays of edible merchandise arc prohibited.
- Outdoor displays of edible merchandise are prohibited after store hours.
- Parking and loading requirements. Parking and loading requirements shall be subject to Article VI of this chapter. No drive-through access to any establishment allowing service directly to anyone in a vehicle shall be permitted.

- Signs. All signs shall be subject to Article VII of this chapter.

Financial and employment:

- Banks, ATM, and savings and loans with no drive-through service.
- Brokerages.
- Mortgage services.
- Real estate agencies.
- Consultants.
- Employment agencies.
- Employment training services.
- Computer dealers and/or service repair.
- Computer graphics.

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