Presents: 28 East Sixth Street
Frederick, Maryland 21701

Ideal Downtown Live and Work Income Producing Property which contains an Office Area, a One Bedroom 2nd Floor Apartment, a Warehouse in the main building, Five Garage Bays, and Two Sheds joined together, and a Side Storage Area.

The Property has Two Entrances with Plenty of Parking.

The property is multiple tenant leases in place which total $3,650 monthly (Expenses - Office pays electric and W/S for all buildings. Apartment separately metered for electric, electric baseboard heat. Owner pays taxes.)

The property is zoned Downtown Residential (DR) which is intended to provide a mix of single-family and multi-family dwellings.

Located between Fifth and Sixth Streets in Frederick’s Historic District within Walking Distance of Downtown Attractions

FOR ADDITIONAL INFORMATION CONTACT:
Nancy Green
240-529-0135 or 301-748-3321

Mackintosh Commercial
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932
Email: Nancy@ngreen.com
www.NGreen.com

All information deemed reliable, but not guaranteed
Entrance from Sixth Street Showing Five Storage Units, Office Building with Apartment & Warehouse

View of Five Storage Units from Office Building Facing Sixth Street Entrance.

View of Office and One Bedroom 2nd Floor Apartment from Sixth Street Entrance

View of Office and One Bedroom 2nd Floor Apartment and Warehouse in Rear

View of Warehouse / Office Building from Rear Entrance facing Sixth Street

View of Two Storage Sheds from Rear of Property.

View of Two Storage Sheds from Rear of Property.

All Information Deemed Reliable, But Not Guaranteed
28 East Sixth Street Building Plans

MIXED USE OFFICE / 2nd FLOOR APT / SHOP IN REAR (2,100 SF)

ONE STORY (SHOP) 21’ 0”

TWO STORY OFFICE / APT 27’ 0”

Buildings Total 3,950 SF Plus Shed/Lean-to 68’ 5”

FIVE BAY GARAGE (1,850 SF)

28 East Sixth Street Plat

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Frederick City Zoning – Downtown Residential (DR)

The Downtown Residential (DR) district is intended to provide a mix of single-family and multi-family dwellings.

Possible usage under zoning:

(P = Permitted Use - indicates that a use is permitted as of right in the district.),
(C = Condition Use - indicates that a use is permitted only as a conditional use. Board of Zoning Appeals approval is required.)

P = Permitted Uses
- Residential Dwellings
  (Single-family, Two-family, Duplex, Townhouse, Multi-family)
- Accessory Detached Dwelling Unit
- Group Home

C = Permitted as a Conditional Use
- Accessory Apartments
- Multi-Family with Accessory Retail
- Bed and Breakfast Inn
- Senior Living & Retirement Facilities
- Nursing Home / Domiciliary Care
- Adult Living Facility
- Rooming House
- Commercial in Historic Structure
- Adult Day Care Center

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Location Description:
From Downtown Frederick, continue North on Market to Sixth Street, Turn Right onto Sixth Street continue to property on Right.

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