



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

Automotive / Contractor

Building with .845 Acre Fenced Yard For

Presents: Sale = Negotiable / Lease - \$19 + NNN (\$3.46 SF)

620 East Church Street, Frederick, Maryland 21701



620 East Church Street consists of One Acre of Land close to Downtown Frederick. The Lot includes a 3,186 SF Building and a Side Shed previously used by Automotive and Contractors. The interior of the building is open with a small 480 SF Office.

The property is Zoned M-1 (Light Industrial).

The M-1 district is intended to provide for offices and those industrial activities which do not require special measures.

[Click Here for Video Tour](#)



SUBJECT PROPERTY

All information deemed reliable, but not guaranteed.

FOR ADDITIONAL INFORMATION CONTACT:

Jody Bell - Call: 240-674-3937

or Nancy Green - 301-748-3321

Email: Jody@ngreen.com

Website: <https://www.ngreen.com>

Mackintosh Commercial Brokerage

262 W. Patrick Street

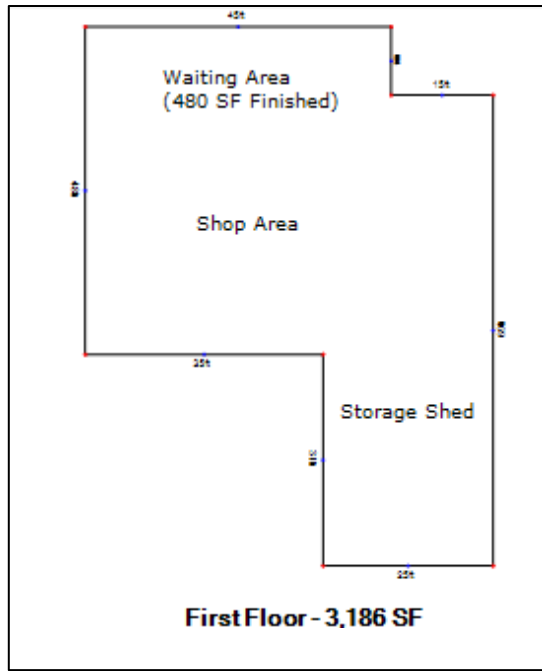
Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax #: 1240-489-7932



BUILDING SKETCH



The following table highlights the construction features of the building:

BUILDING ELEMENT SUMMARY			
Building Age/Year Built	1940	Overall Condition	Average
Building Type	Class C auto service building	Building Dimensions	Please see sketch on the following page.
Building Height (overall)	20 feet (approximate)	Roof System	Gabel roof with asphalt shingles
Foundation	Poured concrete and concrete block	Building Structure	Structural Steel
Number of stories	One		
Gross Building Area (SF)	3,186	Veneer	Concrete block
Sprinkler System	No	Ingress/Egress	Metal pedestrian doors
Elevator Access	No.	Ceiling Finish	Finished Area: Painted drywall. Shop: Exposed insulated structural
Heating/Air Conditioning Systems	Finished Area: Gas heat and electric A/C Shop: Ceiling mounted heaters	Flooring	Finished Area: Vinyl Shop: Finished concrete

For Additional Info Call: **Nancy Green- Call 301-748-3321**

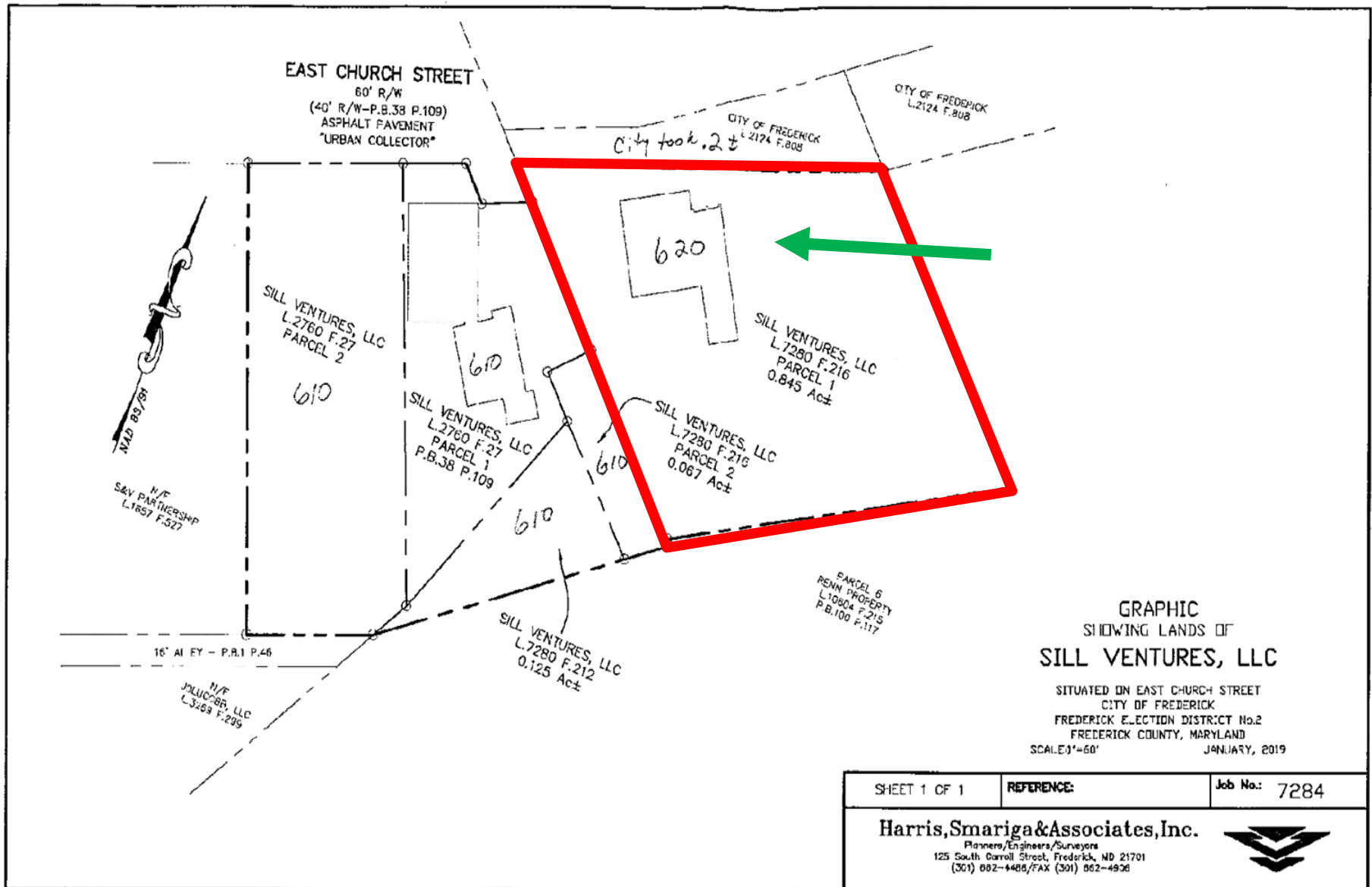
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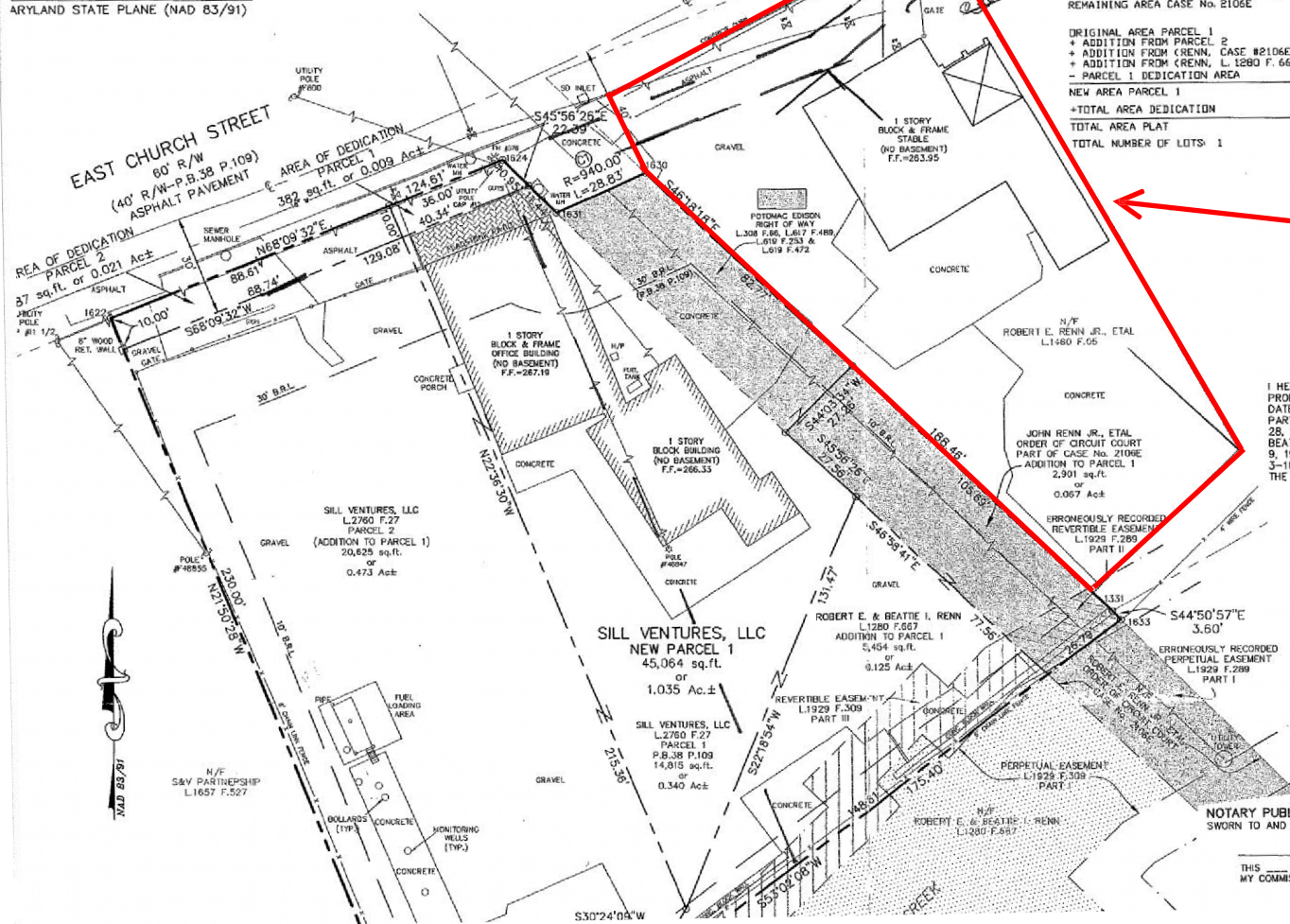
Automotive / Contractor Building with Outlined .845 Acre Fenced Yard



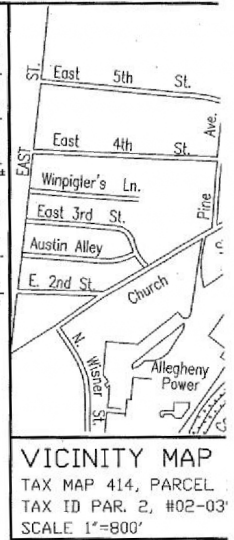
COORDINATES			CURVE TABLE						
lumber	Northing	Eastng	CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
331	638033.870	1200167.077	C1	940.00'	28.83'	1'45'27"	14.42'	N66°03'28"E	28.83'
609	637925.848	1200029.476							
621	637898.801	1199961.994							
622	638121.573	1199872.706							
624	638167.932	1199888.371							
630	638164.063	1200030.814							
631	638152.362	1200004.461							
633	638031.316	1200169.618							

MARYLAND STATE PLANE (NAD 83/91)

AREA SUMMARY			
ORIGINAL AREA PARCEL 2 (L 2750 F. 27)	21,512 sq. ft.	or	0.494 Ac. ±
- ADDITION TO PARCEL 1 (L 2760 F. 27)	20,625 sq. ft.	or	0.473 Ac. ±
- PARCEL 2 DEDICATION AREA	867 sq. ft.	or	0.021 Ac. ±
REMAINING AREA PARCEL 2	0 sq. ft.	or	0.000 Ac. ±
ORIGINAL AREA (L 1280 F. 667)	294,942 sq. ft.	or	6.771 Ac. ±
- ADDITION TO PARCEL 1 (L 2760 F. 27)	3,434 sq. ft.	or	0.125 Ac. ±
REMAINING AREA (L 1280 F. 667)	289,488 sq. ft.	or	6.646 Ac. ±
ORIGINAL AREA CASE No. 2106E	14,924 sq. ft.	or	0.343 Ac. ±
- ADDITION TO PARCEL 1 (L 2760 F. 27)	2,901 sq. ft.	or	0.067 Ac. ±
REMAINING AREA CASE No. 2106E	12,023 sq. ft.	or	0.276 Ac. ±
ORIGINAL AREA PARCEL 1	15,197 sq. ft.	or	0.349 Ac. ±
+ ADDITION FROM PARCEL 2	20,625 sq. ft.	or	0.473 Ac. ±
+ ADDITION FROM (RENN, CASE #2106E)	2,901 sq. ft.	or	0.067 Ac. ±
+ ADDITION FROM (RENN, L 1280 F. 667)	3,434 sq. ft.	or	0.125 Ac. ±
- PARCEL 1 DEDICATION AREA	382 sq. ft.	or	0.009 Ac. ±
NEW AREA PARCEL 1	43,795 sq. ft.	or	1.005 Ac. ±
+ TOTAL AREA DEDICATION	1,268 sq. ft.	or	0.030 Ac. ±
TOTAL AREA PLAT	45,064 sq. ft.	or	1.035 Ac. ±
TOTAL NUMBER OF LOTS: 1			



SUBJECT PROPERTY



SURVEYOR'S CERT
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PROPERTIES LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP UNTO SILL, INC. DATED SEPTEMBER 14, 2000 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK CITY OF THE LANDS DECREE TO JOHN RENN JR., ET AL BY ORDER OF THE CIRCUIT COURT OF FREDERICK COUNTY, MARYLAND, CASE NO. 2106E, AND PART OF THE LANDS CONVEYED BY JOHN RENN JR., BEATTIE I. RENN, HIS WIFE, BY DEED DATED MAY 8, 1985 AND RECORDED AMONG SURVEY RECORDS OF FREDERICK COUNTY, MARYLAND, CASE NO. 9, 1985 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, RE 3-10B, 1974 EDITION AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND / THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE I

DATE _____
DAVID THOMAS BEARD
PROPERTY LINE SURVEYOR, MD. I
FOR HARRIS, SMARIGA, & ASSOC.,

OWNER'S CERTIFICATION
WE, SILL VENTURES, LLC, A LIMITED LIABILITY COMPANY, ROBERT E. RENN I, IDA M. RENN, HIS WIFE, ROBERT E. RENN JR., JOHN W. RENN, ROBERTA M. DI C. RENN OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLAN REVISION BOARD OF FREDERICK COUNTY, MARYLAND, REAL PROPERTY BOARD AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF MARKERS HAVE BEEN COMPLIED WITH.
WE CERTIFY THAT THERE ARE NO SUIITS, ACTIONS OF LAW, LEASES, LIENS OR OTHER INTERESTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN ON THIS PLAN AND AS DESCRIBED IN THE INSTRUMENTS OF TITLE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF MARKERS HAVE BEEN COMPLIED WITH.
PLANS FOR COMMUNITY WATER AND SEWAGE SYSTEMS AND FOR A POINT OF DEPARTMENT OF THE ENVIRONMENT. LOTS ARE SERVED BY PUBLIC WATER AND

NOTARY PUBLIC: THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME
CASE No. 2106E

THIS _____ DAY OF _____ 2008.
DATE _____
MY COMMISSION EXPIRES _____
DATE _____
JOHN RENN JR.
Deceased
Norma S

620 East Church Street – Site Plan



Frederick City M-1 Zoning

Some Permitted Uses

Agricultural Related Sales:

Natural Resource Processing:

Brick, Tile, Clay Products Manufacture

Private Schools – VoTech or Trade

Automobile Sales:

Building Supplies, Lumber

Construction Equipment Sales or Rental

Greenhouse (does not include sales of trees, shrubs and garden supplies)

Greenhouse – Garden Center

Mobile Homes, Trailers, RV Sales (includes Repair Service)

Motorcycle Sales

Stone Monuments (includes engraving)

Tires, Batteries and Muffler Sales

Truck Sales and Service (Vehicles over 1 ton)

Used Merchandise Auction

Broadcasting, Recording Studio

Building Tradesmen Offices, Workshop & Storage Yard:

Electrical Repair, General

Janitorial Service

Offices: Professional and Business

Vehicle Services:

 Auto Repair, Service Shop

 Truck (Over One Ton) Service & Repair Shop

Industrial Assembly Production:

Industrial Manufacturing and Processing:

Industrial Materials Storage:

Miscellaneous Industrial Uses:

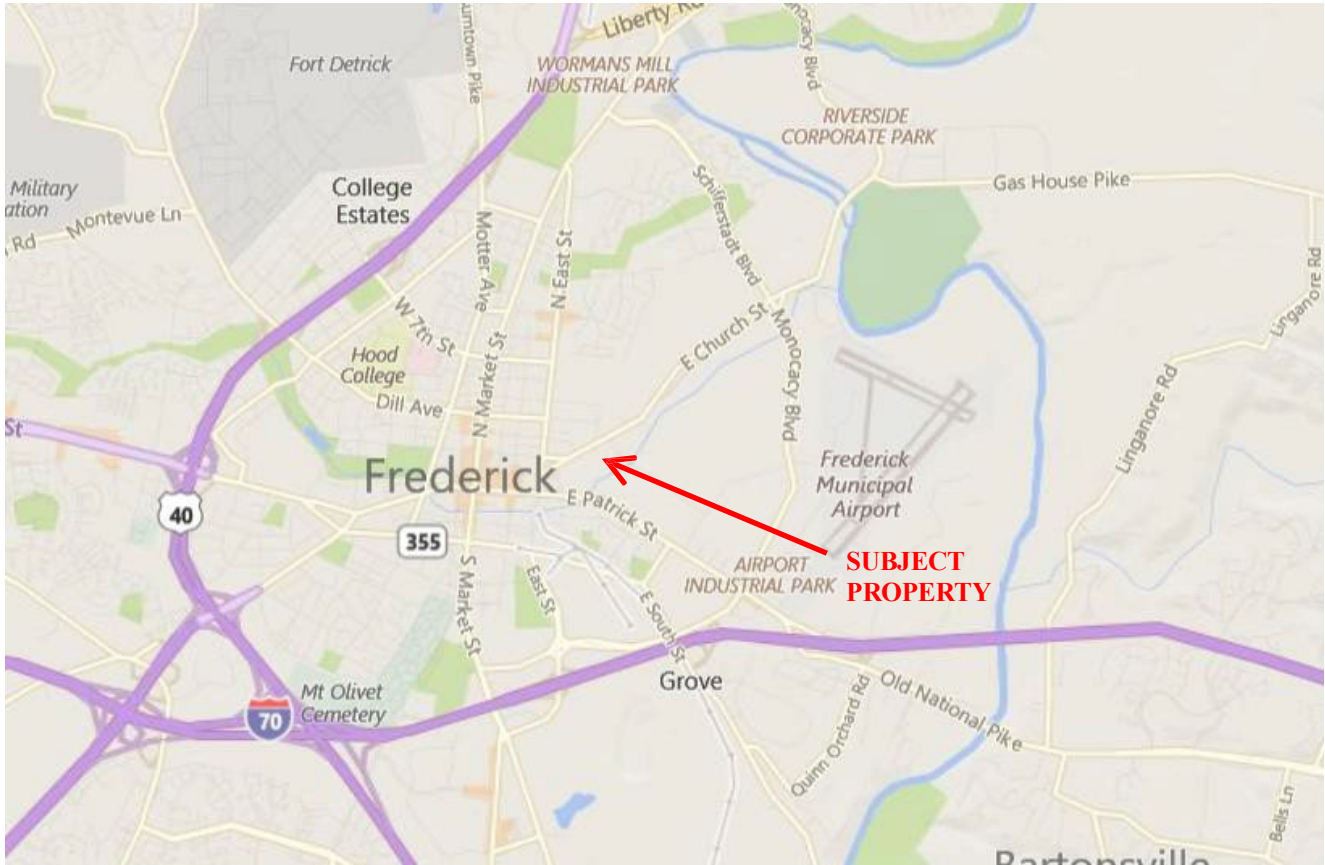
 Distribution Center, Freight Terminal

 Trucking Offices & Storage, Repair Shop

 Vehicle Storage Yards (RV's etc)



Location: 620 East Church Street
Frederick, MD 21701



Directions:

From Interstate I-70 Westbound to Frederick, Exit Interstate at Exit 54 North onto East Street. Continue North on East Street past the intersection of Patrick Street. Turn Right onto East Church Street. Continue to Property on Right at 620 East Patrick Street.

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