

SALE

50 Carroll Creek Way
Suite 340 | Frederick, MD 21701


FREDERICK
COMMERCIAL
REAL ESTATE



Turnkey Class A Office Condo in the heart of Downtown

CHRIS KLINE, JR.
ckline@fredcommercial.com

www.Frederick-Commercial.com | (240)457-4802 OFFICE

*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

50 Carroll Creek Way

Suite 340 | Frederick, MD 21701



PROPERTY OVERVIEW

Size: 3,781 sf

Zoned: City of Frederick Downtown Business (DB)

Parking: 3 Parking Spaces in Condo's garage
(Carroll Creek Parking Garage is adjacent to condo)

Offering Price: \$888,536.00 or \$235 per sf

FEATURES

8 private offices

3 conference rooms

Security system

Custom HVAC configuration

3rd floor unit overlooking Carroll Creek

Restaurants/retail on first floor of Condo

CHRIS KLINE, JR.
ckline@fredcommercial.com

www.Frederick-Commercial.com | (240)457-4802 OFFICE

50 Carroll Creek Way

Suite 340 | Frederick, MD 21701

DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
2021 POPULATION	12,239	76,627	124,483
2021 HOUSEHOLDS	5,471	29,989	47,585
AVERAGE HOUSEHOLD INCOME	\$92,100	\$95,434	\$109,416
MEDIAN HOME VALUE	\$304,461	\$275,971	\$301,111

(SOURCE: COSTAR.COM)



CHRIS KLINE, JR.
ckline@fredcommercial.com

www.Frederick-Commercial.com | (240)457-4802 OFFICE