

FOR SALE

\$390,000

9 E Main St, Emmitsburg, MD

MacRo
LTD.
COMMERCIAL REAL ESTATE



Excellent Investment Opportunity for Office Building in Downtown Emmitsburg

This 6,501 SF three-story property is an excellent investment opportunity situated in downtown Emmitsburg, MD. This prime corner spot has great space potential for private offices, a conference room, and a waiting room. The building features a private bathroom, kitchen area, lots of windows, and a private parking lot located in the rear of the building. The location is easily accessible and has excellent roadside visibility. Conveniently located close to US-15, and near restaurants, retail, and schools.

PRESENTING

Location: 9 E Main St, Emmitsburg, MD 21727

Legal: Tax Map 008C, Parcel 1782

Zoning: Frederick County: The Village Center District (VC) is intended to reinforce and enhance the historically mixed-use areas within rural communities and designated growth areas. The district provides for the location of a variety of limited commercial uses and a range of housing types while maintaining the compatibility of new development with existing development through design standards. A mix of uses is encouraged in the village center, either within a single structure or as separate uses located throughout the district.

Property Details:

- 6,501 SF three-story building
- Private bathroom
- Kitchen area
- Space potential for offices, conference room, waiting room
- Ample surface parking lot behind building

Utilities: Public water and sewer

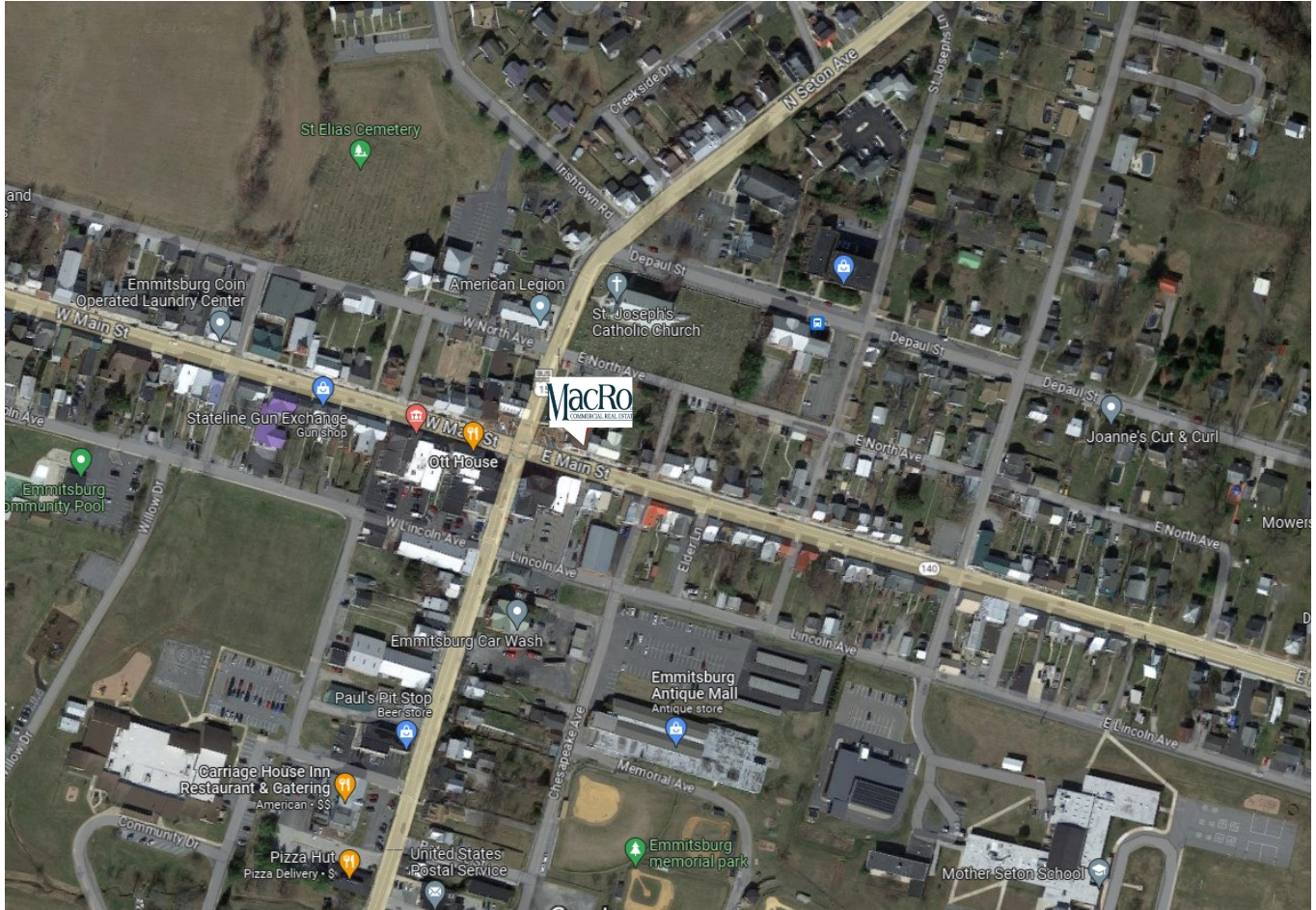
Contact: Ashleigh Rossi, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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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AERIAL

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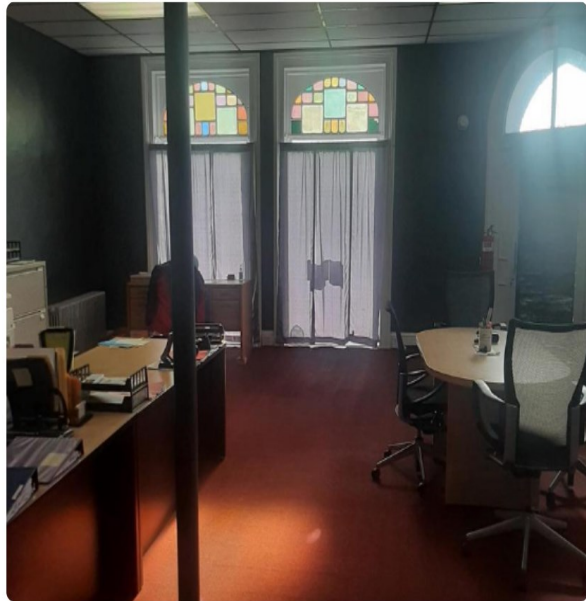


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PHOTOS

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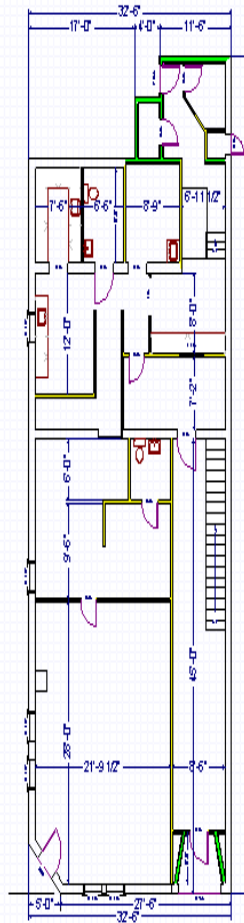


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First Floor

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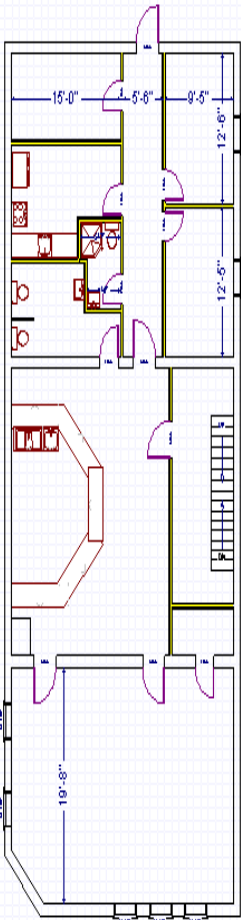
7-9 MAIN AVE.
FIRST FLOOR

LIMITS AREA
24'8" x 11'

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Second Floor

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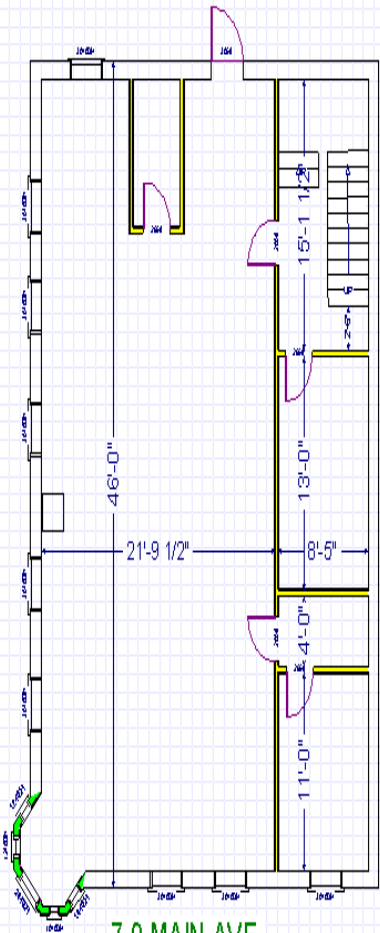
7-9 MAIN ST.
SECOND FLOOR

LIVING AREA
2366 sq ft

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Third Floor

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7-9 MAIN AVE.
THIRD FLOOR

LIVING AREA
1064 sq ft