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FREDERICK  
COMMERCIAL  
REAL ESTATE

## 312½ – 314 WEST SOUTH STREET Frederick, Maryland

INVESTMENT OPPORTUNITY  
SALE — 5 Unit Apartment Building with On-Site Parking





## PROPERTY OVERVIEW

Offering Price  
**\$850,000.00**

Cap Rate  
**7%**

Building Combined Size  
**2,830± SF**

Zoning  
**Downtown residential**

Combined Lot Size  
**0.18± acres**





## EXECUTIVE SUMMARY

Act quickly to take advantage of a limited offer. Here's your chance to own a 5-unit apartment building in the heart of downtown Frederick with onsite parking and a short walk to downtown Frederick's arts and entertainment district. The location is within walking distance to the future 77-acre mix use development known as the Brickworks property. This development will bring high-end retailers, such as an organic grocery store and neighborhood-oriented shops and services.

The property boasts easy access to major arterial roadways like I-70, Rt 355, I-270, US 15 and US 340.

Sellers have owned the property for 10 years and have experienced no vacancy outside of the short period of tenant turnover. Upgrades to the building and units were made by the Sellers. Ask Broker for details.

**FY 2025 Gross cashflow:** \$74,760

**Taxes:** \$8,617 annually

Electric and gas separately metered, paid by tenants

Landlord currently pays the water bill

For more details about this property, contact Chris Kline at (240) 457-4802 or [CKline@FredCommercial.com](mailto:CKline@FredCommercial.com)





- 1 Whole Foods Market (coming soon)
- 2 Baker Park
- 3 Carroll Creek Linear Park
- 4 Court House
- 5 City Hall
- 6 Library
- 7 Tasting Room
- 8 Starbucks
- 9 Visitation Hotel
- 10 Brewers Alley
- 11 Bakehouse
- 12 Hootch & Banter
- 13 Weinberg Center for the Arts
- 14 Wine Kitchen
- 314 W. South Street

## DEMOGRAPHICS

SOURCE Costar.com

	WITHIN 1 MI.	WITHIN 3 MI.	WITHIN 5 MI.
2024 POPULATION	13,994	90,374	141,859
2024 HOUSEHOLDS	6,357	35,114	53,772
MEDIAN HOUSEHOLD INCOME	\$70,000	\$79,480	\$92,878





**CHRIS KLINE, JR.**

*President/Broker of Record*

**CKline@FredCommercial.com**

**(301)401-4106**



**SHELLEY SULLIVAN**

*Sales and Leasing Associate*

**SSullivan@FredCommercial.com**

**(240)691-2545**

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Call us about this fantastic opportunity  
or learn more online.