



  
FREDERICK  
COMMERCIAL  
REAL ESTATE

# 19112 KEEP TRYST ROAD

## Knoxville, Maryland

**SALE**

**3+ Acres with Second Gen Restaurant**



# PROPERTY OVERVIEW

Offering Price  
**\$1,900,000.00**

Building Size  
**4,108 SF**

Zoning  
**Washington County, MD Rural Business**

Lot Size  
**3.15± acres**



# FEATURES

Public sewer/water  
Fully renovated restaurant & kitchen — Summer 2024  
(Not currently operating as of December 2024)  
Gravel yard space/overflow parking  
2 bedroom apartment above restaurant







---

## EXECUTIVE SUMMARY

Frederick Commercial Real Estate is excited to present this exclusive offer, a 3+ acre parcel connected to public utilities with a 4,000+ sf restaurant, known as “The Restaurant at Potomac Crossing” located at 19112 Keep Tryst Rd. The property is nestled at the confluence of the Potomac River where Virginia, West Virginia and Maryland meet directly off US340. The property is zoned Washington County, MD Rural Business. The property is vacant and ready to be occupied.



**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**

|||||≡|||||≡|||||  
**FREDERICK  
COMMERCIAL  
REAL ESTATE**

---

**Frederick-Commercial.com**  
**(240)457-4802**

Call us about this fantastic opportunity  
or learn more online.