551 E. Church Street

MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

FREDERICK, MARYLAND 21701

FOR LEASE - FREESTANDING OFFICE WITH SEPARATE GARAGE/WAREHOUSE

UNIT	SF	LEASE $	NNN	DESCRIPTION
Entire Parcel	10,129	**$16 NNN**	$3.47 SF	551 East Church Street is a Standalone Fully Renovated M1 Zoned Building with Highly Visible Frontage Facing Highland Street. This Building contains 5 Offices, an Enclosed Rear Printer/Porch Area, and a Full Open Basement. Plenty of Parking in Rear of Building. Freestanding Garage and Rear Parking. Fully Fenced & Fully Renovated.

CLICK LINK FOR VIDEO TOUR:

551 East Church Street Video

PRISTINE CONDITION – Fully Renovated with Finished Wood Floors, Doors & Trim



Frederick City M1 Zoning
Light Industrial
Permitted Uses:

The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone..

P = Some Permitted Uses

- **Offices, Business & Professional**
- **Janitorial Services**
- **Vehicle Services, Auto Repair Shop Vehicle Services, Truck (1-ton+) Service and Repair Shop**
- **Truck Sales & Rental (Over 1 ton)**
- **Animal Care Services (Including Grooming and Boarding) and Commercial kennel**
- **Automotive Service and Sales**
- **Vehicle Storage Yards (RVs, etc.) and Storage Yards**
- **Broadcast and Recording Studio**
- **Appliance Repair**
- **Carpenter / Cabinet Maker**
- **General Building Contractor**
- **Electrician**
- **Locksmith**
- **Plumber**
- **Roofer**
- **Sign Contractors and Utility Contractors and Building Tradesman (not otherwise listed)**
- **Construction Equipment (Sales, Service, and Rental)**
- **Farm Supplies & Hardware (including landscape, and garden supply sales)**
- **Farmers Market**
- **Fertilizer Sales**
- **Garden center, including sales of trees, shrubs, garden supplies and Fertilizer Sales**
- **Industrial equipment, plumbing supplies and other heavy consumer goods not otherwise listed, sales and service, with outdoor storage.**
- **Mobile Homes, Trailers, Recreational Vehicles**
- **Motorcycles, ATV's, Sales and Repair**
- **Taxidermy**
- **Tires, Batteries**

REAR YARD AVAILABLE FOR STORAGE OR ADDITIONAL PARKING – FULLY FENCED





FREESTANDING GARAGE/WAREHOUSE ENTERS FROM ALLEY





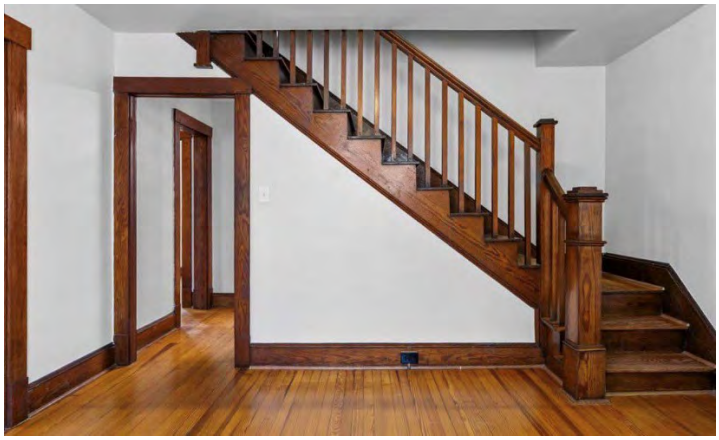
STAINLESS STEEL KITCHEN WITH UPGRADED APPLIANCES & WASHER/DRYER





FIRST FLOOR – THREE OFFICES, KITCHEN, PORCH AND BATH















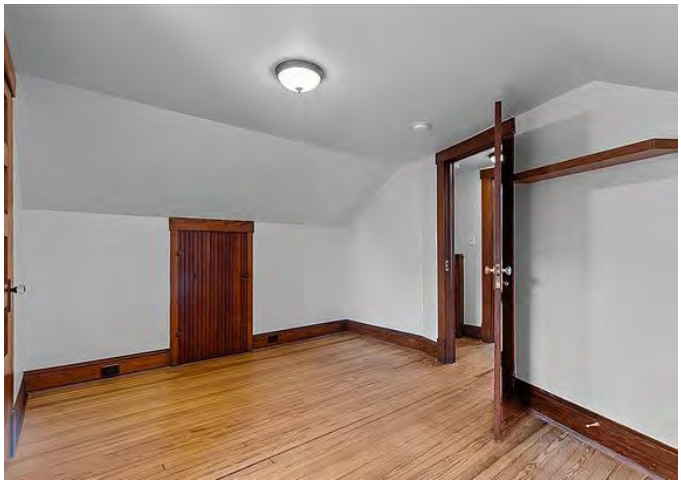
RESTROOM ON EACH LEVEL

2ND LEVEL – TWO OFFICES AND BATH









FULL BASEMENT – CLEAN AND AVAILABLE FOR STORAGE



UNIT DETAILS & LEASING ECONOMICS:

551 E. Church, Frederick, Maryland 21701					
BUILDING SF	2,175	Garage	400 SF		
Lease Year	Base Price Per SF	Monthly Base Rent	Monthly NNN $3.47 SF *Subject to Annual Increases	Total Monthly Lease costs *Utilities billed separately	Annual Base Rent
Year One	$16.00	$2,900.00	$738.53	$3,638.53	$34,800.00
Year Two	$16.48	$2,987.00	$738.53	$3,725.53	$35,844.00
Year Three	$16.97	$3,076.61	$738.53	$3,815.14	$36,919.32
Year Four	$17.48	$3,168.91	$738.53	$3,907.44	$38,026.90
Year Five	$18.01	$3,263.98	$738.53	$4,002.51	$39,167.71

Due at Lease Signing:	
First Month's Base Rent	$2,900.00
First Month's Expenses	$738.53
Security Deposit	$2,900.00
Total Due at Lease Signing	$6,538.53

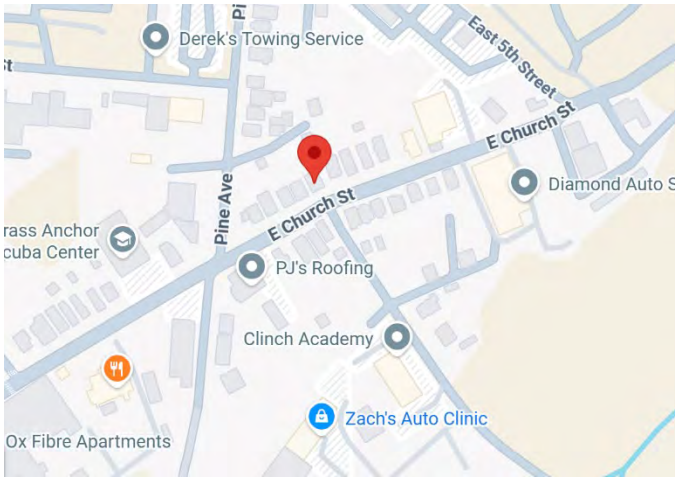
Estimated Expense:	
Taxes	$2,554.00
Insurance	$2,000.00
Maintenanc	$3,000.00
Total Expense	$7,554.00
SF	2,175
Price Per SF	$3.47

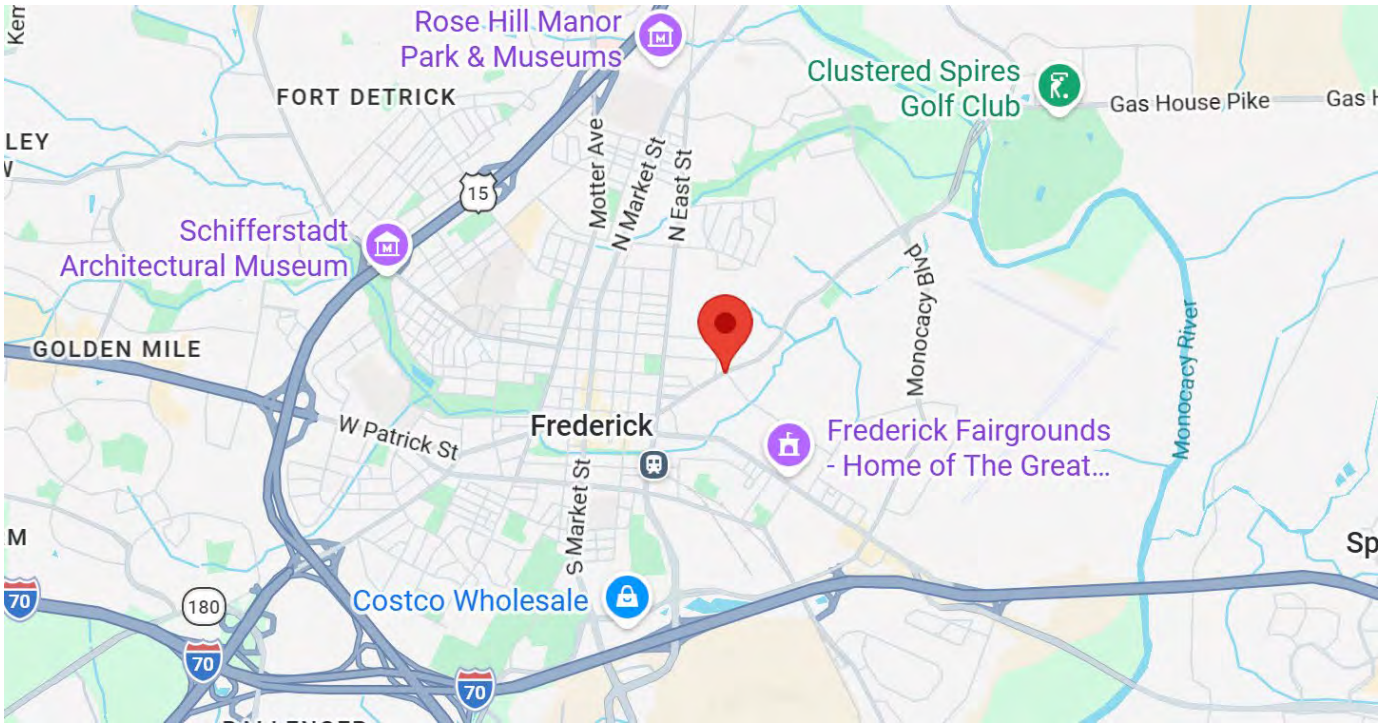
LOCKBOX ON REAR GATE WITH OFF STREET PARKING LOT



Directions:

From Interstate 70 & East Street Junction - continue into Frederick City on East Street until you get to East Church Street on Right. Turn Right onto East Church Street, Turn Left onto Pine Avenue, Turn Right onto Alley 66 Road and Continue until you see the Garage. Turn Right into Parking in Rear of Property. Lockbox on Rear Gate.





FOR ADDITIONAL INFORMATION CONTACT:

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Mackintosh Commercial

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