

MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

For Sale - \$5,949,900
Commercial/Retail / Developmental Site

Three Historic Buildings with Two Lots **Currently Great Stuff by Paul.**

257 East 6th Street, Frederick, Maryland 21701



Historic Downtown Former Silo Factory at the corner of East and 6th Street, currently used as Great Stuff by Paul.

1.38 Acres of Land on Two Parcels.

Base Building Square Footage is 26,432.

Three Building: Retail, Warehouse, Barn.

Total 90 On-Site Parking Spaces. Previously approved for capacity of 200 people as a former catering venue.

Kitchen/Restaurant hookups available. Heavy Electric.

Call Listing Agents for Private Showings by Appointment Only -

Property is DB Zoning
(Downtown Business allowing Retail/Office/Residential Uses)

Historic Downtown Property Located at the corner of East Street and Sixth Street. Property has Easy Access to I-70 via East Street.

FOR ADDITIONAL INFORMATION CONTACT:
Nancy Green
301-748-3321

Mackintosh Commercial
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932
Email: Nancy@ngreen.com
www.NGreen.com

All information deemed reliable, but not guaranteed

Sixth and East Street - Pictures:



Great Stuff by Paul at East & Sixth Street – Three Buildings on Two Lots



Front View of Showroom & Warehouse



Rear View of Warehouse



View of Entrance to Showroom



Side View of Warehouse

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Sixth and East Street - Pictures:



Showroom Bldg. View of Entrance



Interior Showroom View to Rear



Showroom Building Rear View



Interior Warehouse View to Rear



Warehouse View to Front



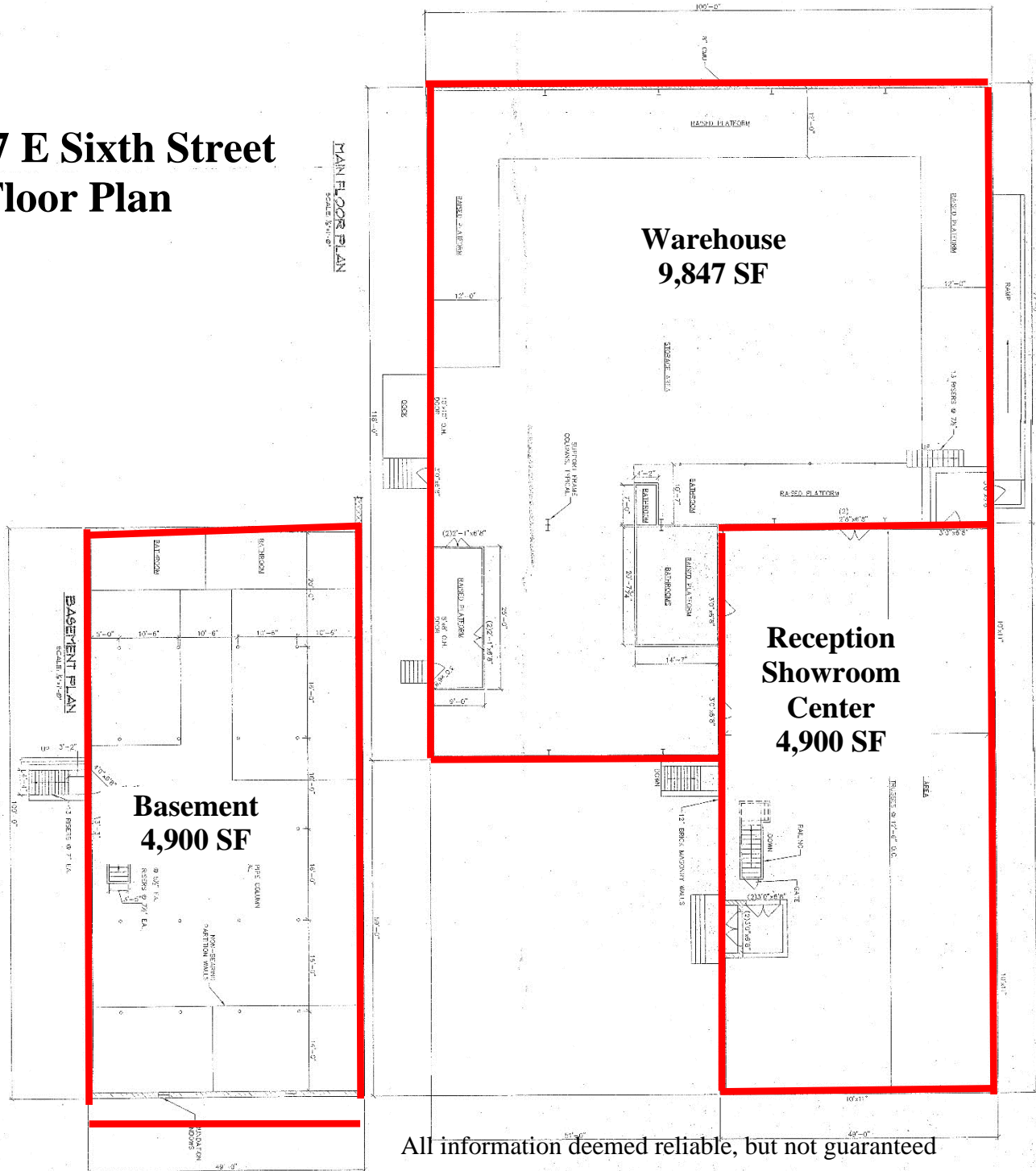
Interior Bldg. Three Storage

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257 East 6th Street Zoning Downtown Commercial/Residential (DB)

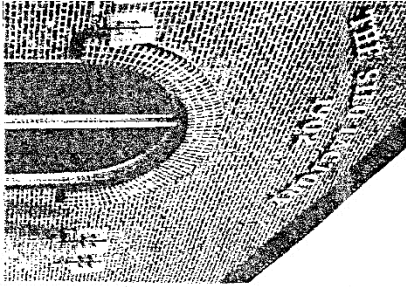
The DB district is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district. It allows most office and retail activities as well as high density residential uses.

257 E Sixth Street – Floor Plan

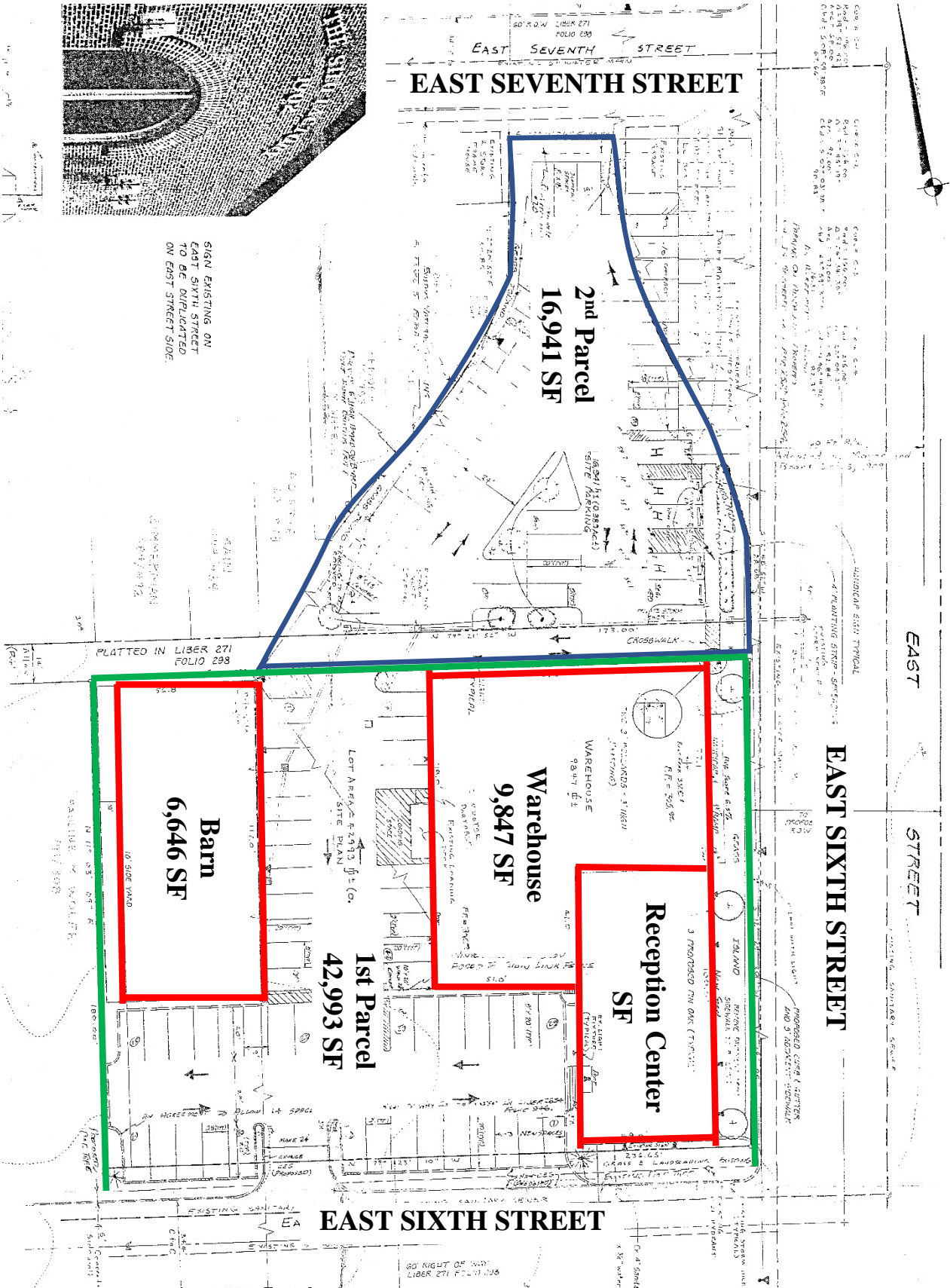


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257 E Sixth Street – Plat



SIGN EXISTING ON EAST SIXTH STREET TO BE DUPLICATED ON EAST STREET SIDE.



6th and East Street –Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on Interstate 70 to Exit 55 to East Street Exit. Turn Right and Continue North Under I-70. Turn right onto East Street. Continue on East Street to Sixth Street. Turn Left at Sixth Street and Turn Right into Property Parking Lot at Sixth and East.



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