

# FOR SALE

\$770,000

316 Upper College Terrace, Frederick, MD 21701

**MacRo**  
COMMERCIAL REAL ESTATE<sup>LLC</sup>



## PRESENTING 316 Upper College Terrace

Located directly across from the main entrance to Hood College, this 3-story brick residence contains almost 5,000 square feet of finished space above grade. Constructed in 1922, the Traditional Georgian-inspired home exudes historic charm with 9' ceilings on the 1st and 2nd floors, bay windows, original wood floors on the main level and wood-cased windows and doors. The building has been modernized with 3 heat pump units serving the 1st and 3rd floors, new windows, and new water heaters.

Currently consisting of six apartments yielding over \$75,000 in gross income, the property offers several options: continued use as an investment property; partial conversion for occupancy by the owners, with some units retained to provide rental income; or full conversion of the property into a single family detached home.

The property includes a detached 3 car garage and surface parking for another 3 cars.

**Location:** 316 Upper College Terrace, Frederick, MD  
Note: Two first floor apartments use the address 323 North College Parkway

**Legal:** Frederick County Tax Map 0413, Parcel 353  
Liber 9184, Folio 213

**Zoning:** City of Frederick: R-6

**Acreage:** 14,280 SF per tax records. The property consists of two parcels of land:  
Lot 60, College Park (Plat S.T.H. Folio 67); and,  
the northern half of Lot M, Block 4, College Park (S.T.H. Folio 113)

**Building Size:** 4,971 square feet of finished space above grade  
Approximately 1,800 SF unfinished below grade

**Utilities:** Electric, telephone, cable/internet, public water, public sewer

**Contact:** David Wilkinson  
Office: 301-698-9696 ext. 203  
Mobile: 301-748-5670

*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.*

# PHOTOS

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# PHOTOS

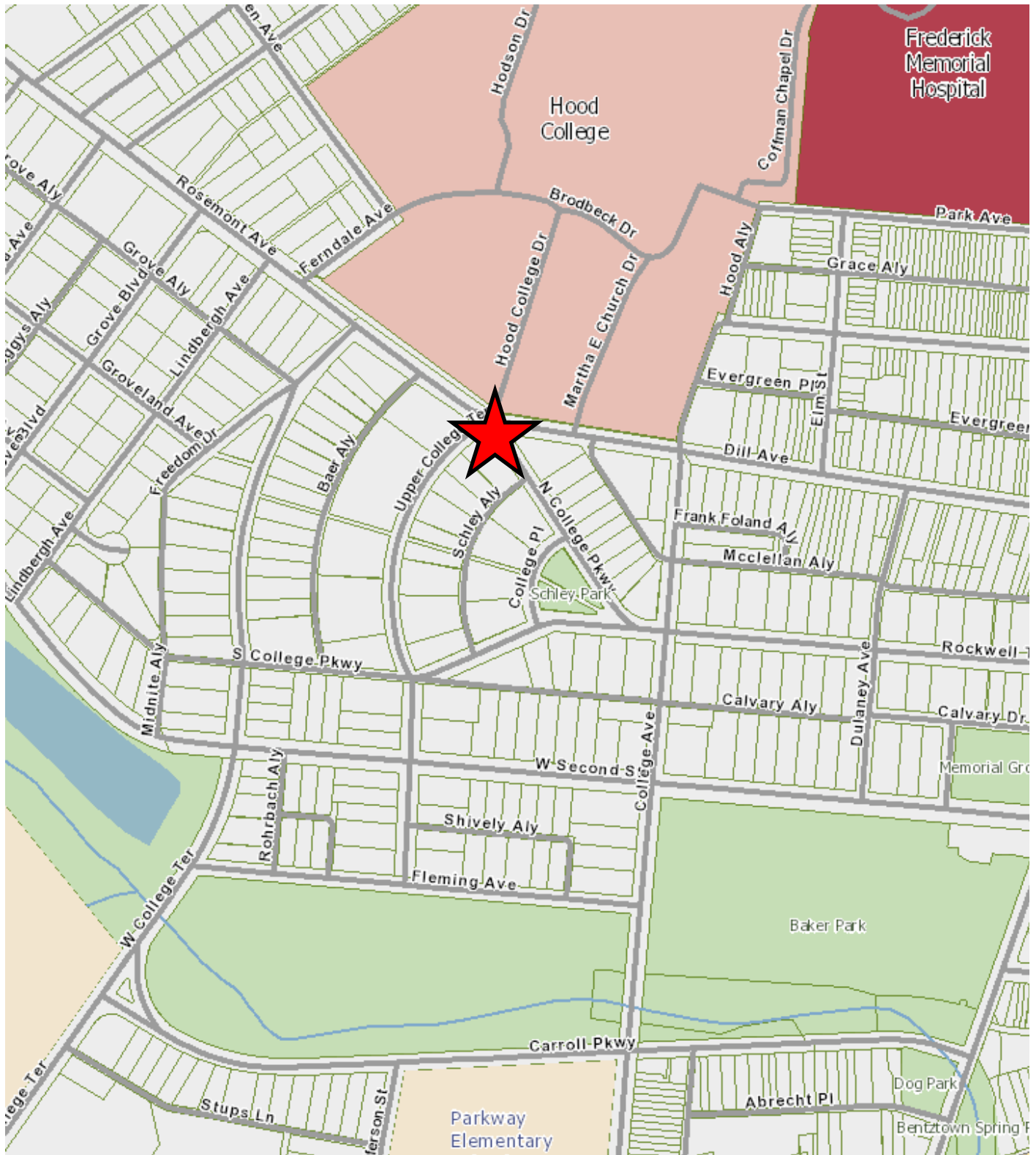
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# LOCATION MAP

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# AERIAL

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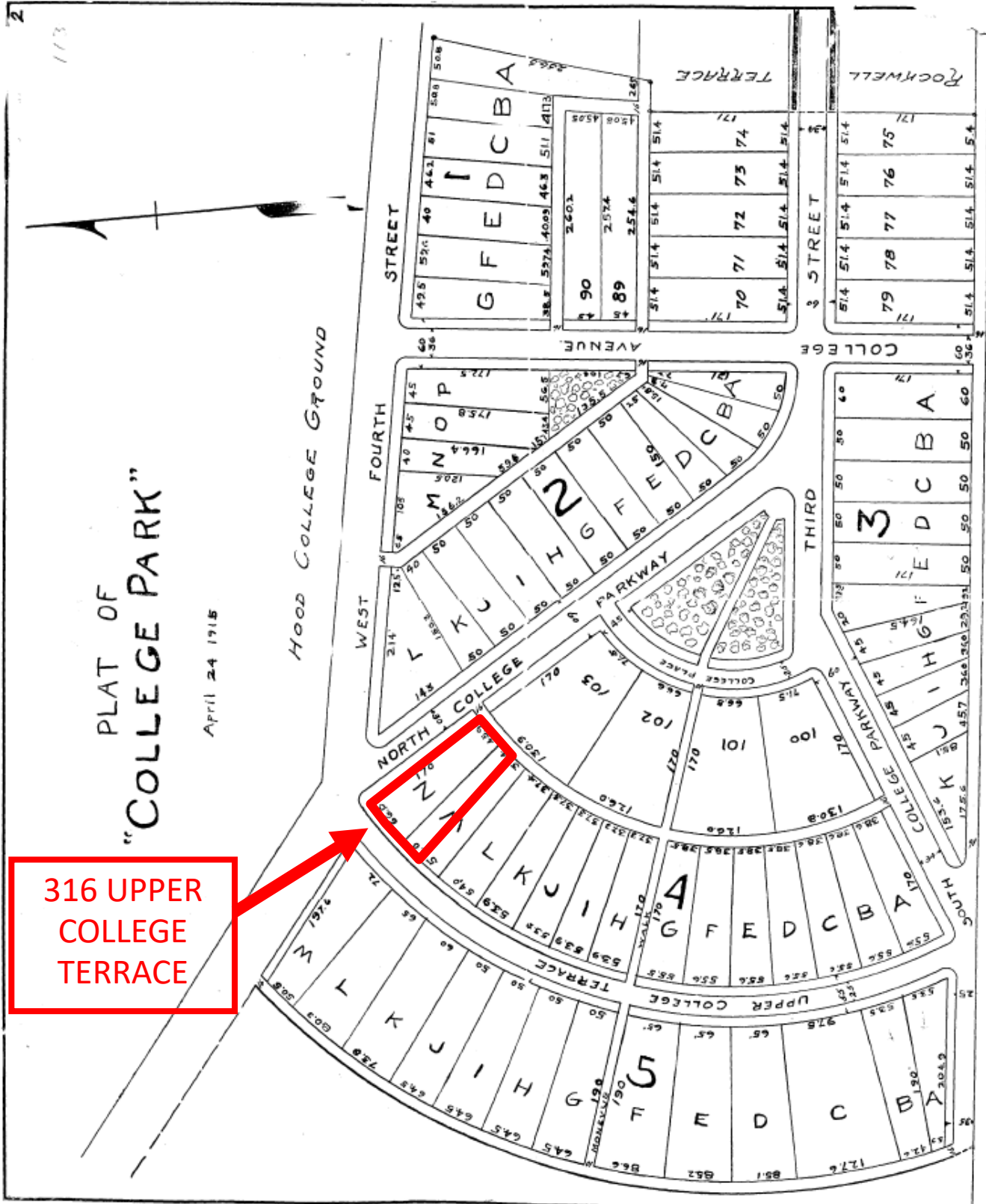
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# PLAT

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# FINANCIAL INFORMATION

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Financial information is available upon request.

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## City of Frederick Maryland Zoning - R6 Low Density Residential

The R6 District is intended to provide for residences in an urban residential environment with a maximum density of six dwellings per acre. In addition, this district is intended to accommodate a complement of residential support uses normally utilized during the daily activities of residents, to protect these areas from the encroachment of incompatible uses and to guide development within the district to occur in a manner that complies with the Comprehensive Plan.

Possible usage under zoning (permitted as a right, or permitted as a conditional use with Board of Zoning Appeal approval) includes, but not limited to:

- Single Family Home
- Accessory Detached Dwelling Unit
- Accessory Apartments
- Bed and Breakfast Inn
- Nursing Home/Domiciliary Care/Adult Living Facility
- Rooming House
- Commercial Use in Historic Structures
- Adult Day Care Center
- Child Day Care Center