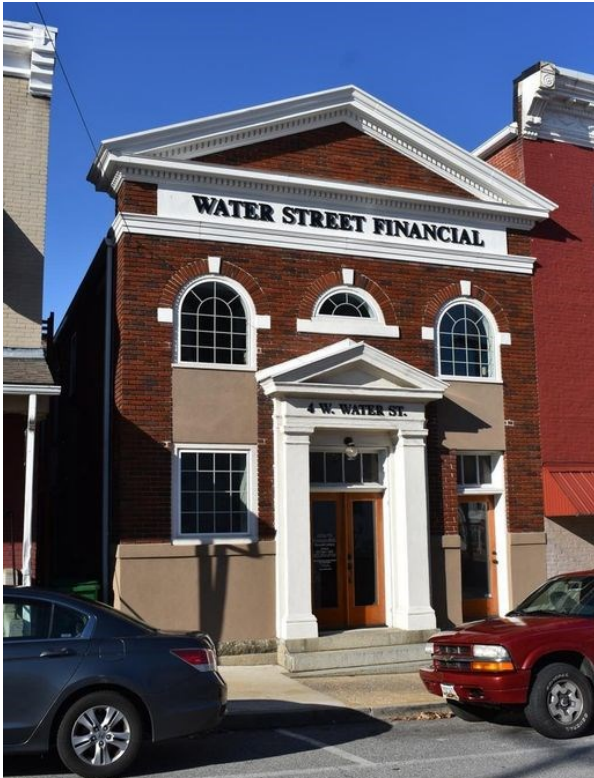


# FOR SALE

\$235,000

4 West Water Street, Smithsburg, MD 21783

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE



## Stunning Mixed-Use Property for Sale in Downtown Smithsburg

This beautifully restored 2,300 SF mixed-use property is the former Smithsburg Bank Building, Circa 1904. The building includes retail/office space on the first floor and a residential apartment on the second floor. Perfect for an owner/user who wants to work on the first floor and live on the second floor.

### Property Details

- Fresh paint and new or refinished floors throughout
- Replacement windows
- New boiler installed in 2011
- Mini-split units installed in 2015 for CAC and auxiliary heat
- Electricity metered separately
- Apartment offers 1 or 2 bedrooms, gorgeous wood floors, new kitchen, new bathroom, and more

## PRESENTING

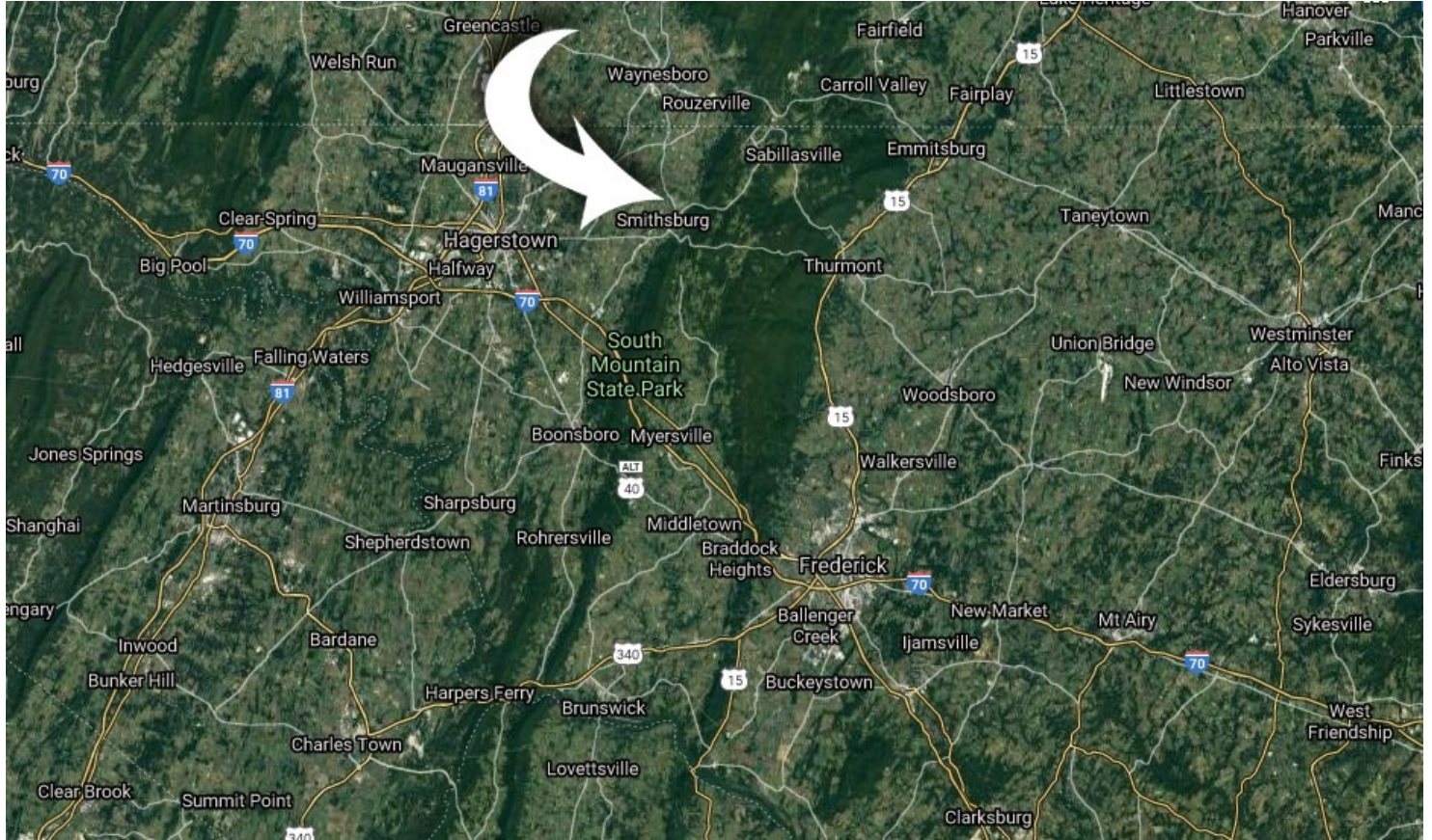
<b>Location:</b>	4 West Water Street, Smithsburg, MD 21783
<b>Legal:</b>	Tax Map 0402, Parcel 1556
<b>Zoning:</b>	Town of Smithsburg: TC—The Town Center District provides continuation of the Town's core area which generally contains a mixture of residential, commercial and public service uses.
<b>Unit Size:</b>	2,300 SF
<b>Utilities:</b>	Public Water & Sewer, Central A/C, Oil Heating, Electric Hot Water
<b>Contact:</b>	Ashleigh Kiggans, Vice President Office: 301-698-9696 ext. 205 Mobile: 703-507-1069 Email: ashleigh@macroltd.com

*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.*

# LOCATION MAP

**MacRo** LTD.  
COMMERCIAL REAL ESTATE

FOR SALE 4 West Water Street, Smithsburg, MD 21783

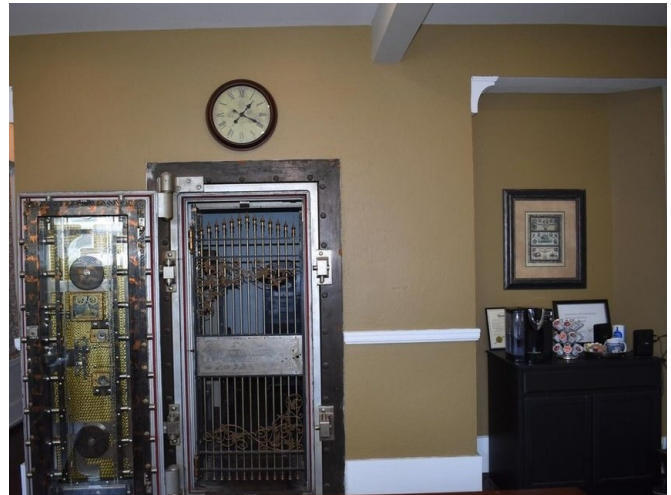


*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

# PHOTOS

MacRo<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE<sup>TM</sup>

FOR SALE 4 West Water Street, Smithsburg, MD 21783



*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

MacRo<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE<sup>TM</sup>

FOR SALE 4 West Water Street, Smithsburg, MD 21783



*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

MacRo<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE<sup>INC.</sup>

FOR SALE 4 West Water Street, Smithsburg, MD 21783



*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.*

# DEMOGRAPHICS



FOR SALE 4 West Water Street, Smithsburg, MD 21783

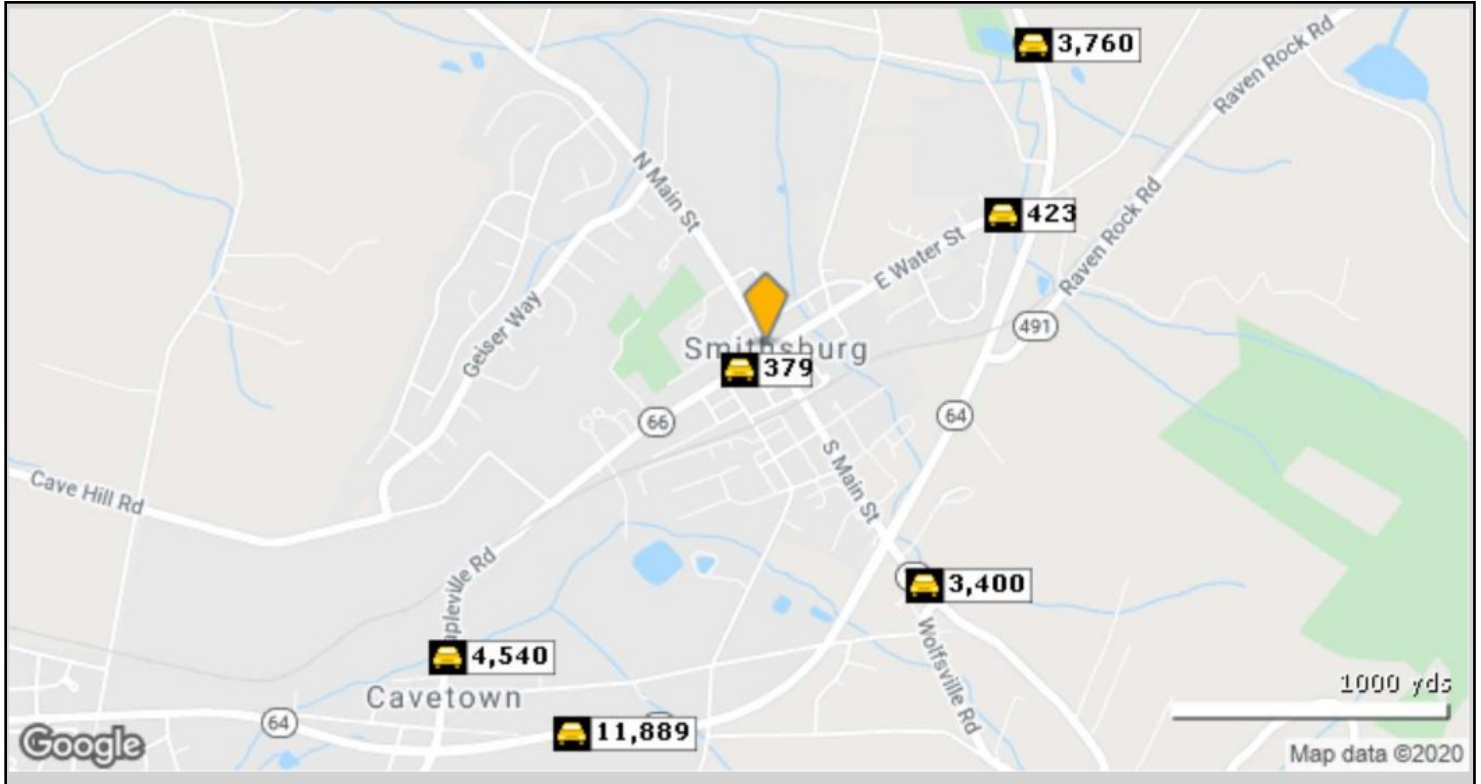
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	3,599		7,665		17,885	
2019 Estimate	3,572		7,629		17,759	
2010 Census	3,611		7,839		18,188	
Growth 2019 - 2024	0.76%		0.47%		0.71%	
Growth 2010 - 2019	-1.08%		-2.68%		-2.36%	
<b>2019 Population by Hispanic Origin</b>	213		336		833	
<b>2019 Population</b>	3,572		7,629		17,759	
White	3,249	90.96%	7,105	93.13%	15,854	89.27%
Black	183	5.12%	267	3.50%	1,001	5.64%
Am. Indian & Alaskan	10	0.28%	30	0.39%	56	0.32%
Asian	53	1.48%	74	0.97%	429	2.42%
Hawaiian & Pacific Island	0	0.00%	1	0.01%	11	0.06%
Other	78	2.18%	153	2.01%	408	2.30%
U.S. Armed Forces	2		9		44	
<b>Households</b>						
2024 Projection	1,238		2,739		6,633	
2019 Estimate	1,229		2,727		6,585	
2010 Census	1,244		2,807		6,747	
Growth 2019 - 2024	0.73%		0.44%		0.73%	
Growth 2010 - 2019	-1.21%		-2.85%		-2.40%	
Owner Occupied	912	74.21%	2,193	80.42%	4,739	71.97%
Renter Occupied	317	25.79%	533	19.55%	1,846	28.03%
<b>2019 Households by HH Income</b>	1,229		2,726		6,583	
Income: <\$25,000	168	13.67%	309	11.34%	924	14.04%
Income: \$25,000 - \$50,000	160	13.02%	438	16.07%	1,109	16.85%
Income: \$50,000 - \$75,000	222	18.06%	523	19.19%	1,313	19.95%
Income: \$75,000 - \$100,000	236	19.20%	514	18.86%	1,028	15.62%
Income: \$100,000 - \$125,000	111	9.03%	310	11.37%	635	9.65%
Income: \$125,000 - \$150,000	184	14.97%	348	12.77%	785	11.92%
Income: \$150,000 - \$200,000	97	7.89%	169	6.20%	392	5.95%
Income: \$200,000+	51	4.15%	115	4.22%	397	6.03%
<b>2019 Avg Household Income</b>	\$92,779		\$90,288		\$90,700	
<b>2019 Med Household Income</b>	\$81,832		\$79,523		\$73,864	

*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.*

# TRAFFIC COUNT



FOR SALE 4 West Water Street, Smithsburg, MD 21783



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Water St	Maple Ave	0.03 SW	2018	379	MPSI	.07
2	E Water St	Eckstine Ct	0.05 W	2018	423	MPSI	.58
3	Foxville Rd	Wolfsville Rd	0.04 SE	2018	3,400	MPSI	.60
4	Smithsburg Pike	Fruit Tree Dr	0.33 S	2018	3,760	MPSI	.85
5	Jefferson Blvd	Mapleville Rd	0.29 W	2018	11,889	MPSI	.90
6	Mapleville Rd	Gander Ln	0.05 S	2018	4,540	MPSI	.93

*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.*

# ZONING

FOR SALE 4 West Water Street, Smithsburg, MD 21783

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE™

## Town of Smithsburg Zoning – Town Center District (TC)

Town of Smithsburg: TC—The Town Center District provides continuation of the Town's core area which generally contains a mixture of residential, commercial and public service uses.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Single-family detached dwellings, including prefabricated, modular, panelized or sectional dwellings.
- Two-family duplex dwellings, as defined in Article II.
- Two-family semidetached dwelling.
- Single-family attached townhouse dwellings, as defined in Article II.
- Cluster residential development, subject to the provisions of § 405-29.
- Multifamily apartment dwellings, as defined in Article II.
- Multifamily condominium dwelling units, as defined in Article II.
- Dwelling unit in conjunction with a principal nonresidential use.
- Conversion of a single-family dwelling or other building into not more than 2 dwelling units subject to the provisions of the Table of Dimensional Requirements for Principal Uses. No expansion of the building area shall be made except as necessary for safety.
- Conversion of a dwelling or other building into multifamily apartments containing more than 2 dwelling units.
- Conversion of a dwelling or other building into multifamily condominiums containing more than 2 dwelling units.
- Bed-and-breakfast, rooming houses, or temporary boardinghouses, as defined in Article II.
- Home occupations, as defined in Article II.
- Home professional office, as defined in Article II.
- In-home service as a family day-care provider, as defined in Article II.
- Noncommercial parking garage or parking area intended to fulfill off-street parking requirements.
- Parks designed or intended for passive recreation or open space.
- Swimming pool (or beach) conducted as a principal use.
- Private or membership clubs or lodges not operated commercially, nor conducted primarily as a business enterprise.
- Transient or temporary recreational activity, such as a carnival, circus, fair or the like, provided each such activity does not exceed 14 days in a single year.
- Churches and other places of worship.
- Meeting or assembly halls for philanthropic, religious, fraternal, civic or other nonprofit organizations/corporations; see setback requirements in § 405-27. S
- Child-care centers, licensed, or drop-in centers as defined in Article II.
- Business, service.
- Professional offices.
- Medical and dental offices or clinics for outpatient treatment, including accessory laboratory facilities.
- Printing, photographic processing, blueprinting, photocopying and similar reproduction services, and facsimile transmission, except publishing.
- Parking lot or garage as a commercial or public enterprise, provided that such parking lot shall be screened by a solid wall, screen or fence at least 3 feet high or by dense evergreen plantings of equal height. All screening shall be continuously maintained.
- Business, personal service.
- Restaurants and the like, except drive-in and drive-through restaurants as defined in Article II.
- Business, neighborhood retail.
- Business, general retail.
- Signs. See the provisions of Article VII, including: Temporary signs. See §§ 405-45D and 405-46D. Civic billboards.
- Taverns.
- Essential utility equipment as defined in Article II.
- Utility equipment – other. Prior to the construction of any overhead electrical power line of 69 kilovolts or greater capacity, of any cross-country telephone trunk line, including microwave facilities, or of any underground pipeline for transmission of natural gas or petroleum products, location and right-of-way plans of said lines and accessory facilities shall be submitted for the information and review of the Planning Commission.
- And more...

*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.*