

**Live & Work**

*170-172 W. Patrick St.  
Frederick, MD*

**For Sale**

- ★ ±2,750 SF
- ★ 2 Bedroom/2 Bath Apt
- ★ Basement w/concrete floor
- ★ Excellent Street Frontage
- ★ Street Level Retail/Commercial
- ★ Separate Heat Pumps
- ★ Off-Street Parking Lot
- ★ 2 Blocks from Court House

**REDUCED!**



**\$435,000**

The Riddlemoser Building, previously known as home to a prominent Frederick family, is located near a main thoroughfare at the lighted intersection of W. Patrick St. and S. Bentz St which accommodates a large amount of traffic traveling from North to South and East to West. With the view of the Carroll Creek projects, pedestrian access, off-street parking and surrounding restaurants this property offers an excellent location and visibility for any incoming business.

**Dave Chapin 240-436-6200 ★ Doug Chapin 301-788-4039**

[www.realestateinfrederick.com](http://www.realestateinfrederick.com) ★ [www.chapincommercial.com](http://www.chapincommercial.com)

329A E. 2nd St. • Frederick, MD 21701

Main Office 240-436-6200



Local Knowledge. Quality Service.

*ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED*

**Live & Work**

# *170-172 W. Patrick St. Frederick, MD*



**Located  
In Historic  
District**

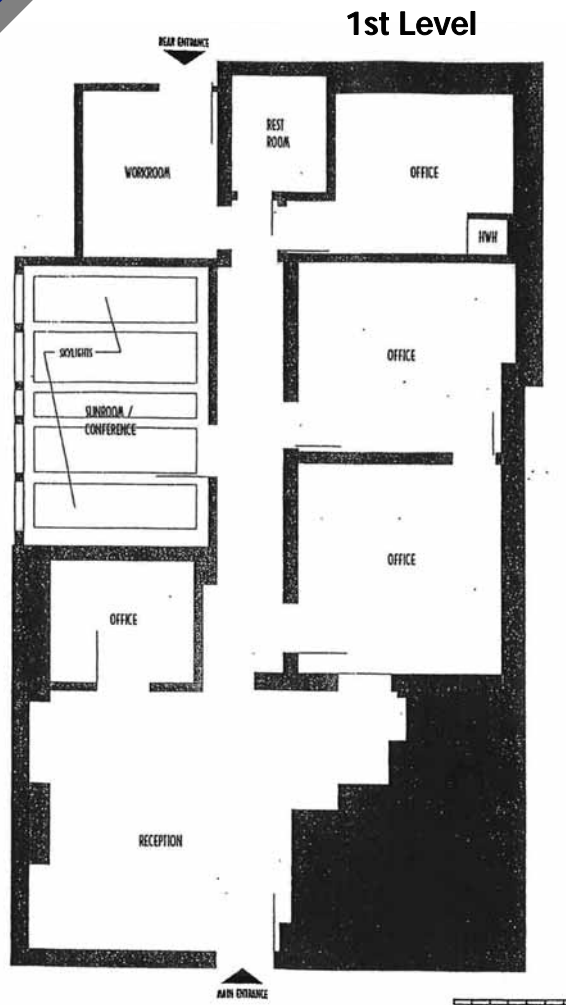


**2,000 SF  
Off-Street  
Parking Lot**

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## 2nd & 3rd Level Apartment

### 2nd Level

- ★ Living Room
- ★ 1 Bedroom
- ★ Kitchen
- ★ 1 Full Bath
- ★ Bedroom exit to Balcony/Stairs

### 3rd Level

- ★ Bedroom
- ★ 1 Full Bath

Heated & Cooled by Separate Heat Pump

## Rear Parking Lot

- ★ ±2,000 SF
- ★ Brick lot
- ★ Located at rear of building
- ★ Access off S. Bentz St.

## First Level—Street Front Retail/Commercial

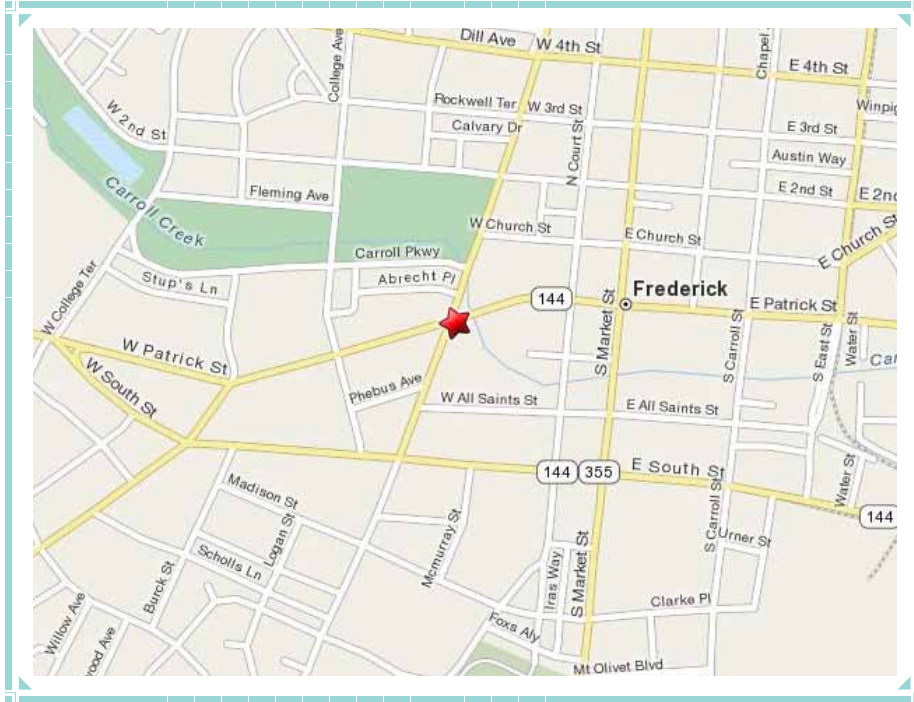
- ★ Reception Area
- ★ Multiple Offices
- ★ Conference Room
- ★ Full Bath
- ★ Front & Rear Entrances
- ★ Heat Pump

## Garage/Shed

- ★ ±742 SF
- ★ Concrete block construction
- ★ Concrete floor
- ★ Wood sliding doors
- ★ Vehicle access restricted
- ★ Currently used for storage

# *170-172 W. Patrick St. Frederick, MD*

## Location Maps



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