

SALE/LEASE



Carroll County, Maryland

DOWNTOWN WESTMINSTER OFFICE SPACE

69R W. MAIN STREET | WESTMINSTER, MARYLAND 21157

BUILDING SIZE

4,600 sf (2 stories)

LOT SIZE

.08 Acres

ZONING

C-B (Central Business Zone)

PARKING

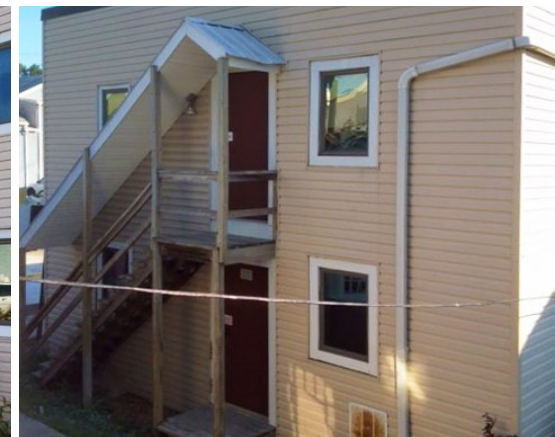
Paved parking: front of main entry

UTILITIES

Metropolitan water/sewer via
City of Westminster

HIGHLIGHTS

- ▶ Upgraded interior finishes
- ▶ Located in the Downtown Westminster Business District
- ▶ Well maintained
- ▶ Adjacent to the RockSalt Grille bar/restaurant/tavern
- ▶ Private paved parking in front of main entry
- ▶ Gas-fired HVAC system



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COMMERCIAL REAL ESTATE SERVICES, LLC

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SALE/LEASE



Carroll County, Maryland

FLOOR PLANS

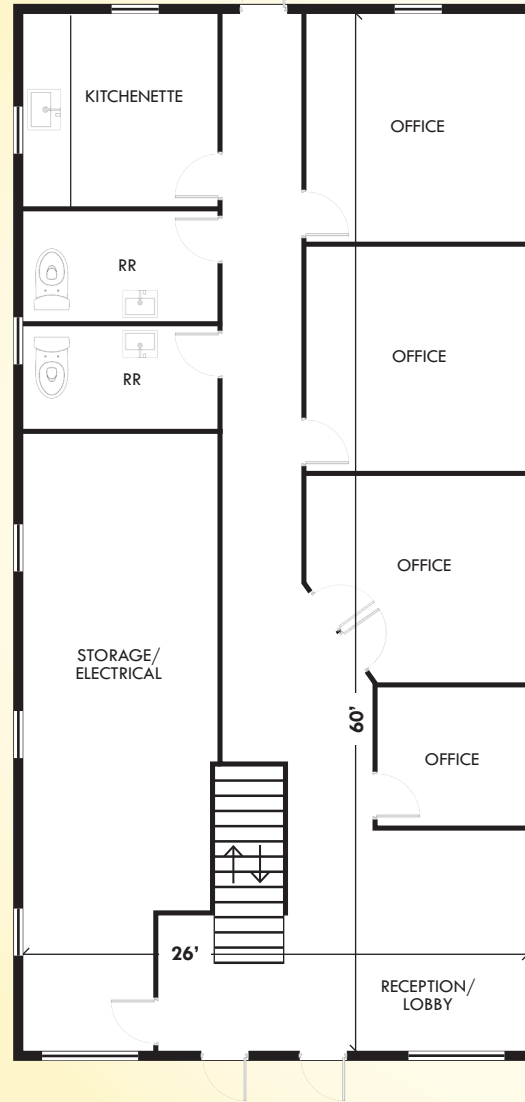
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Interior finishes include hardwood and carpeted floors, painted sheet rock partition walls with stained wood base, exposed grid, suspended acoustical tile with lay-in fluorescent lighting panels and painted sheet rock ceiling surfaces and stained wood trim surfaces. All interior fixtures represent upgraded materials, and include 6-panel hardwood doors and stained chair rail.

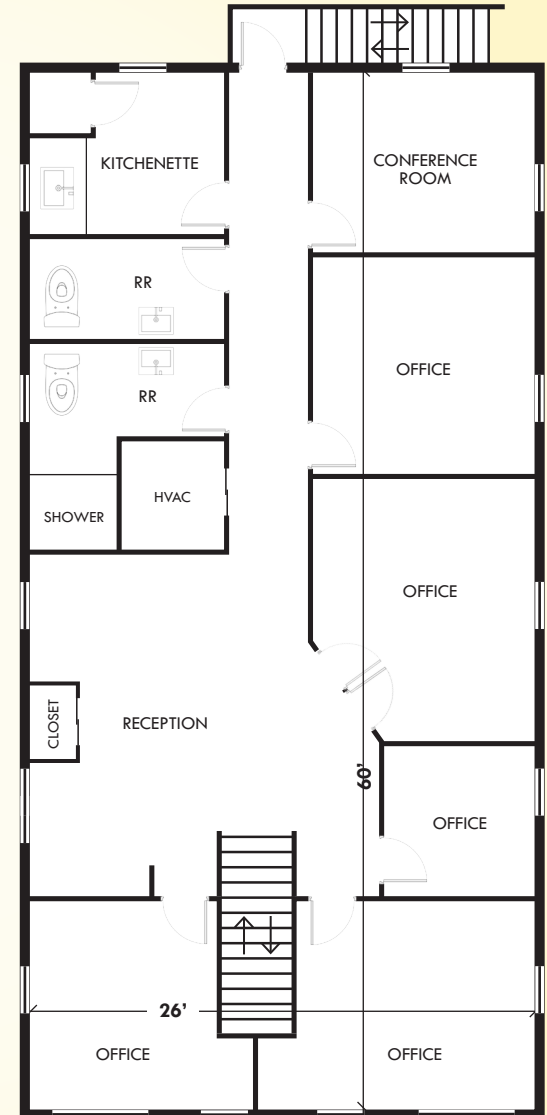
Drawings are not to scale and are not meant to be used for measuring or space planning purposes, but are a visual representation only.

Measurements are approximate.

1ST FLOOR



2ND FLOOR



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INTERIOR PHOTOS

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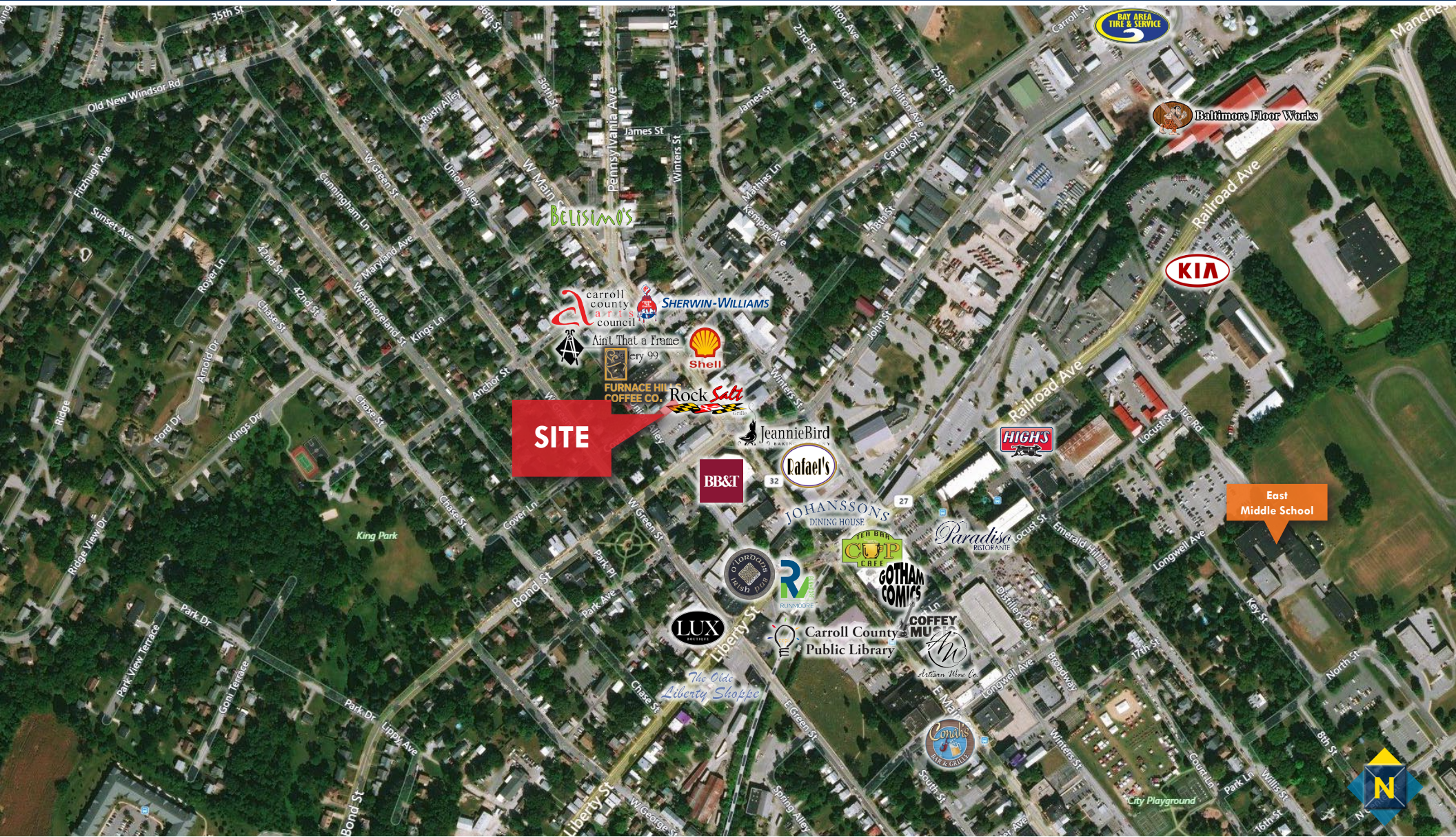
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NEARBY AMENITIES

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WESTMINSTER TRADE AREA

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