MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

INVESTMENT OPPORTUNITY

419 MALCOLM DRIVE
WESTMINSTER, MD 21157

FOR **SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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EXECUTIVE **SUMMARY**

419 MALCOLM DRIVE

WESTMINSTER, MARYLAND 21157

MacKenzie Commercial Real Estate Services, LLC is pleased to offer the opportunity to purchase **419 Malcolm Drive** in Westminster, Maryland. The property offers 4,760 SF split into 6 units. Three units are leased and the remaining three units are combined to a 2,349 SF fully built-out and operational dental suite, ready to occupy. **All 6 units are separately deeded for potential condos.**

BUILDING SIZE:	4,760 SF ±
SITE SIZE:	1.02 AC ±
STORIES:	1
PARKING:	78 SURFACE SPACES
SALE PRICE:	**$1,100,000**









OFFERING HIGHLIGHTS

PHYSICALS

» 4,760 SF split into 6 units
» 1.02 acres split between 2 lots
» 78 surface parking spaces
» New roof and HVAC systems
» Easement in place to allow for access for entry/exit to Old Westminster Pike and traffic light intersection

UNITS

» 3 units leased
» 3 units combined to a 2,349 SF fully built-out dental suite
» All 6 units are separately deeded for potential condos.





MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of **419 Malcolm Drive** in Westminster, Maryland.

PROPERTY **SPECS**

Address:	419 Malcolm Drive Westminster, MD 21157
Parcel ID:	07-011334
Building Size:	4,760 SF ±
Site Size:	1.02 Acres ±
Construction:	Masonry
Stories:	1
Year Built:	1976
Parking:	Surface - 78 Surface Spaces
Zoning:	C-2

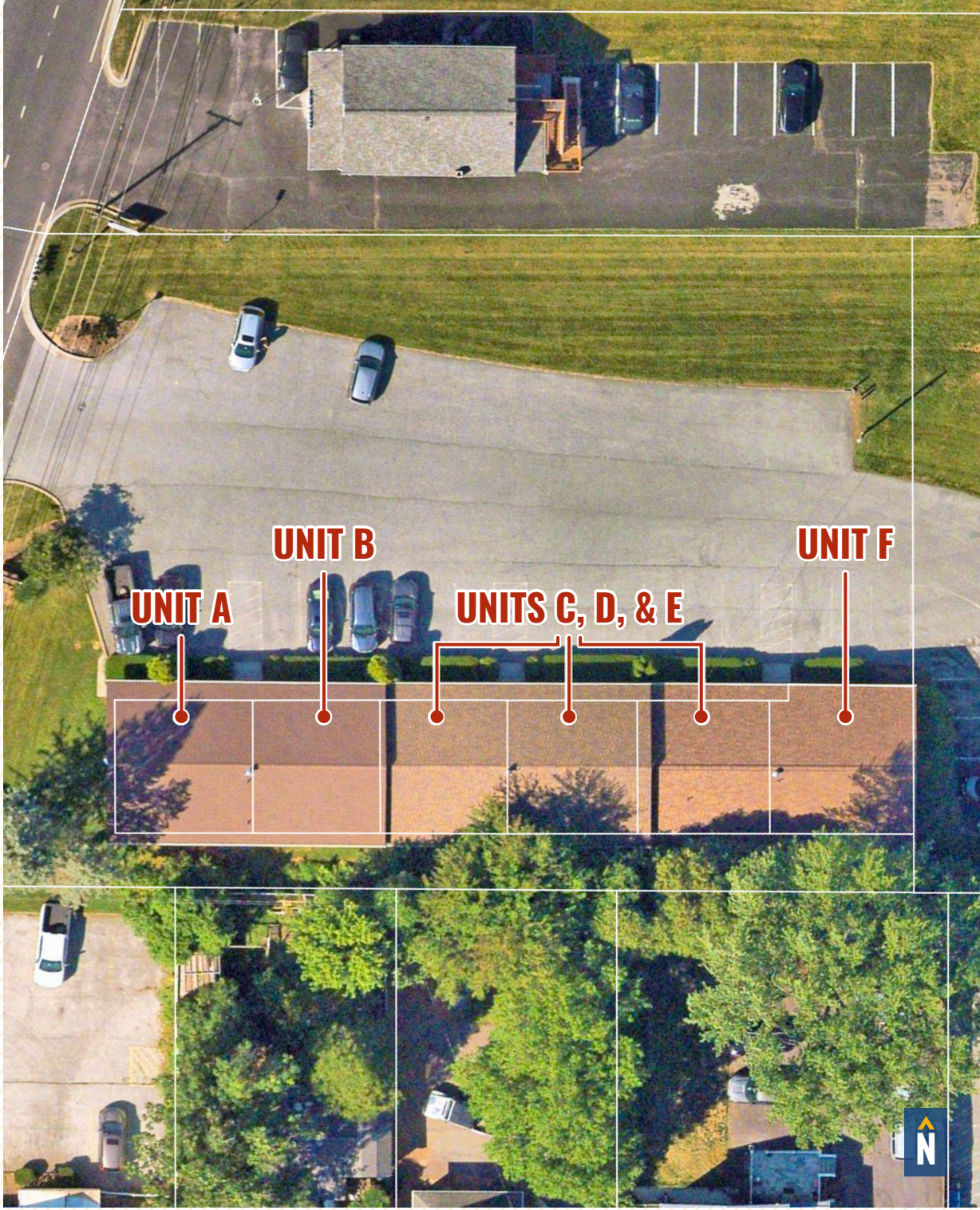
Zoning: C-2 (Commercial Medium Intensity District)
Carroll County, MD

The purpose of the C-2 District is to provide locations for a diverse range of medium-intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District. This district is also intended to provide locations for compatible institutional and recreational uses, limited residential uses, and some of the general neighborhood uses associated with the C-1 District. Bicycle and pedestrian access are encouraged where possible to ensure compatibility with nearby neighborhoods.



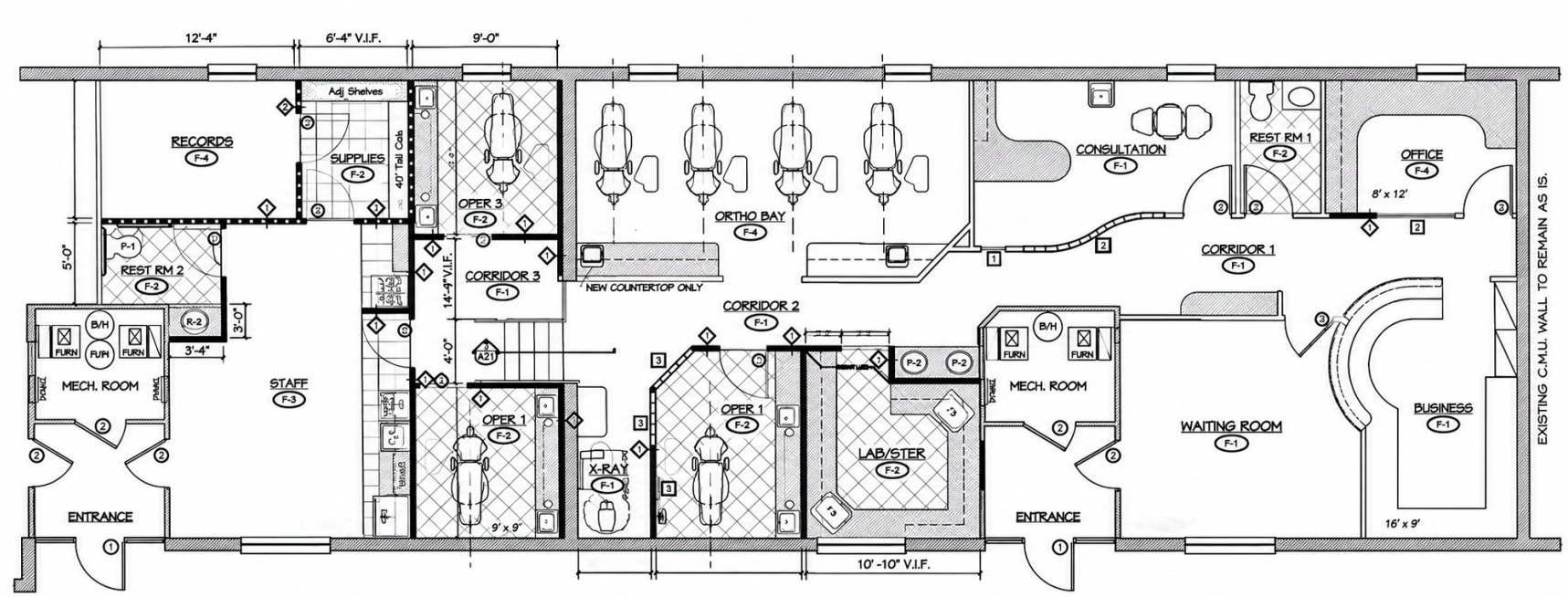
UNIT **SPECS**

Address:	419 Malcolm Drive Westminster, MD 21157	
Unit A:	894 SF ±	
Unit B:	894 SF ±	
Unit C:	767 SF ±	Fully Built-Out Dental Suite Combined Vacancy 2,349 SF ±
Unit D:	787 SF ±	
Unit E:	795 SF ±	
Unit F:	950 SF ±	



VACANCY FLOOR PLAN: UNITS C, D, & E

Fully Built-Out and Furnished Move-In Ready Dental Office



INTERIOR **PHOTOS: UNITS C, D, & E**









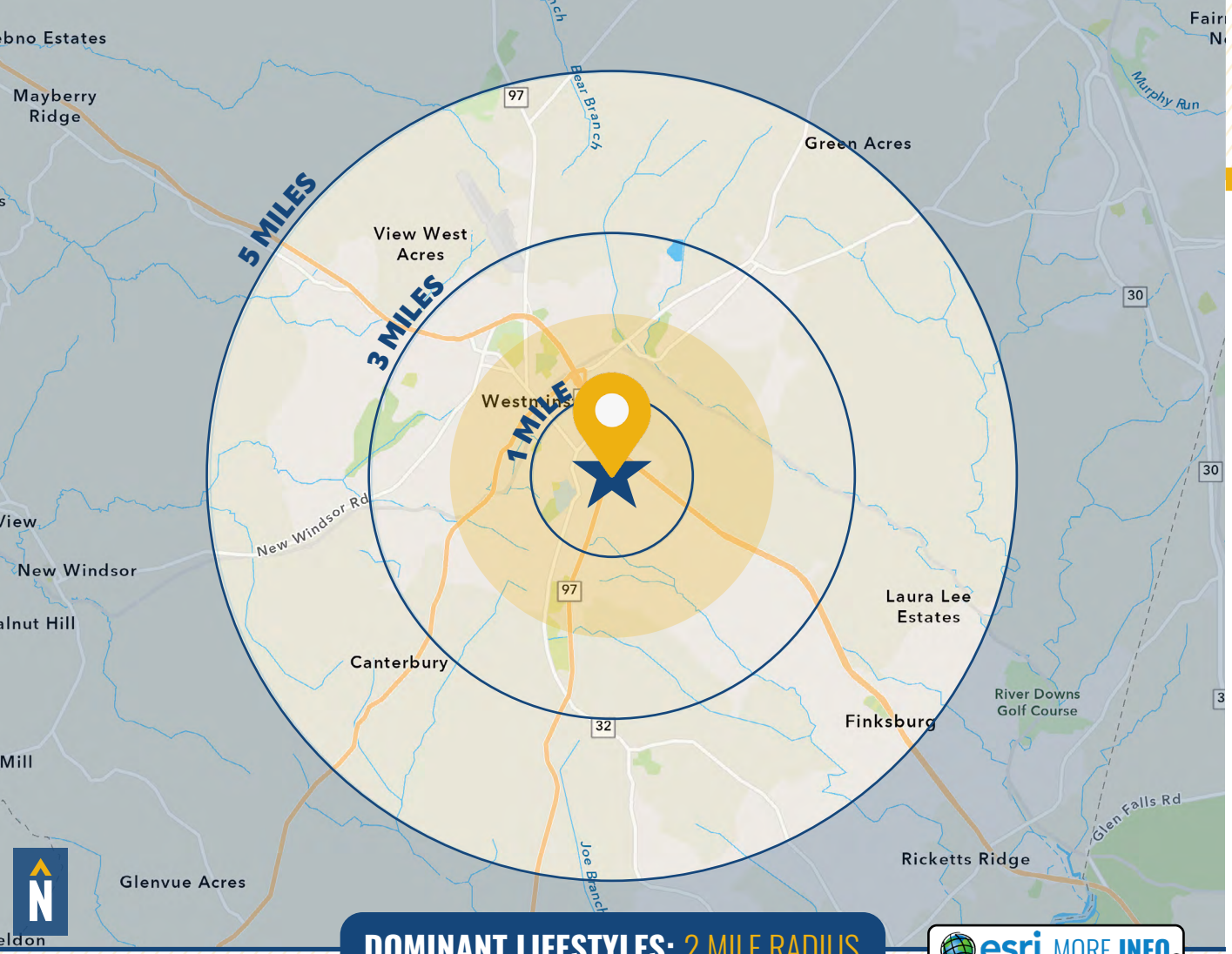












DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

26% SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

19% RETIREMENT COMMUNITIES



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

16% SINGLE THRIFTIES



These residents are predominantly in their 20s and 30s, and are made up mostly of singles, couples without children, and non-family members. They often shop for deals nearby, and frequent fast food restaurants.

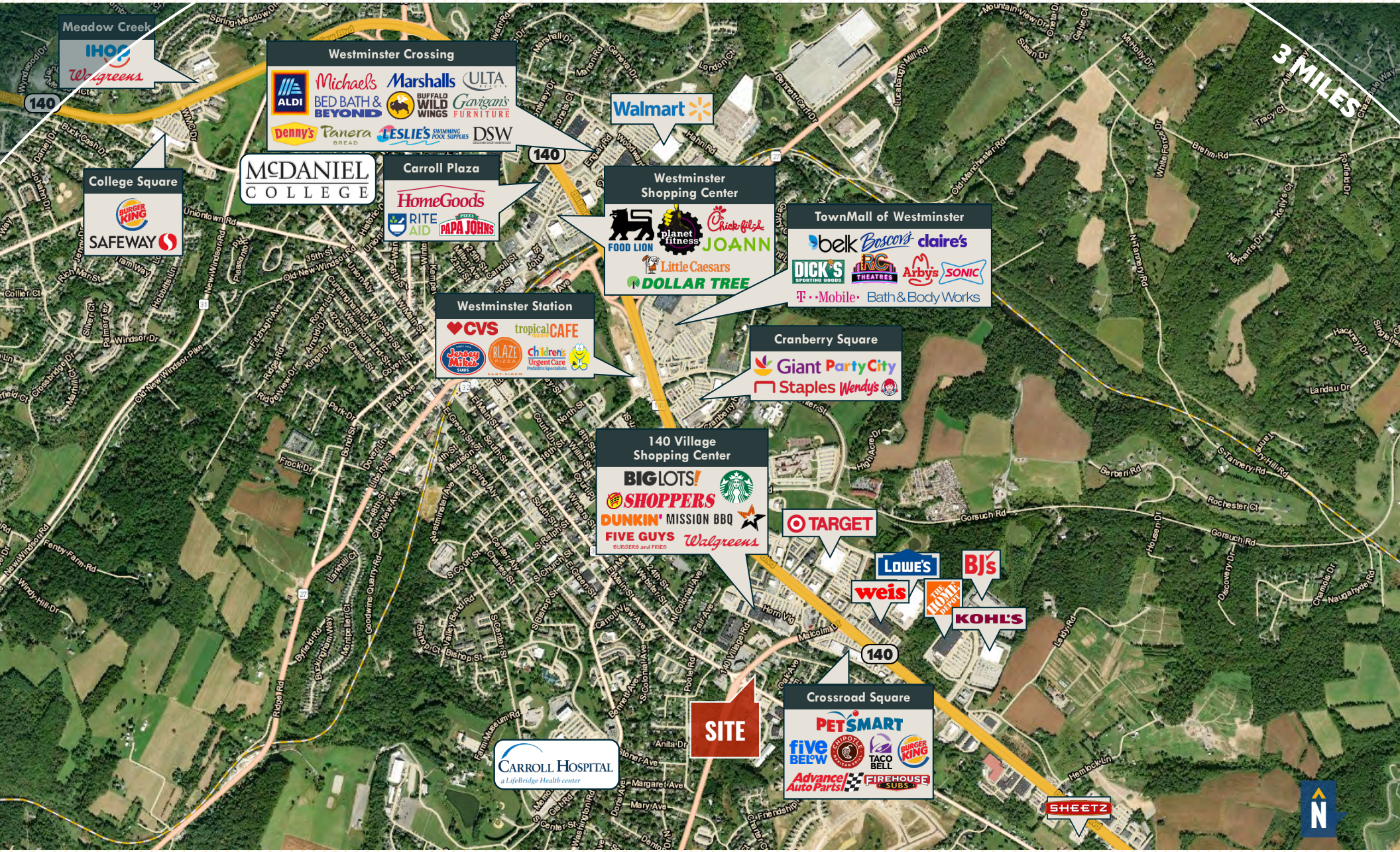
DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	6,473	34,132	50,275
DAYTIME POPULATION	13,348	38,994	52,387
AVERAGE HOUSEHOLD INCOME	$86,925	$121,974	$129,903
NUMBER OF HOUSEHOLDS	2,753	12,689	18,866
MEDIAN AGE	42.7	40.1	41.5

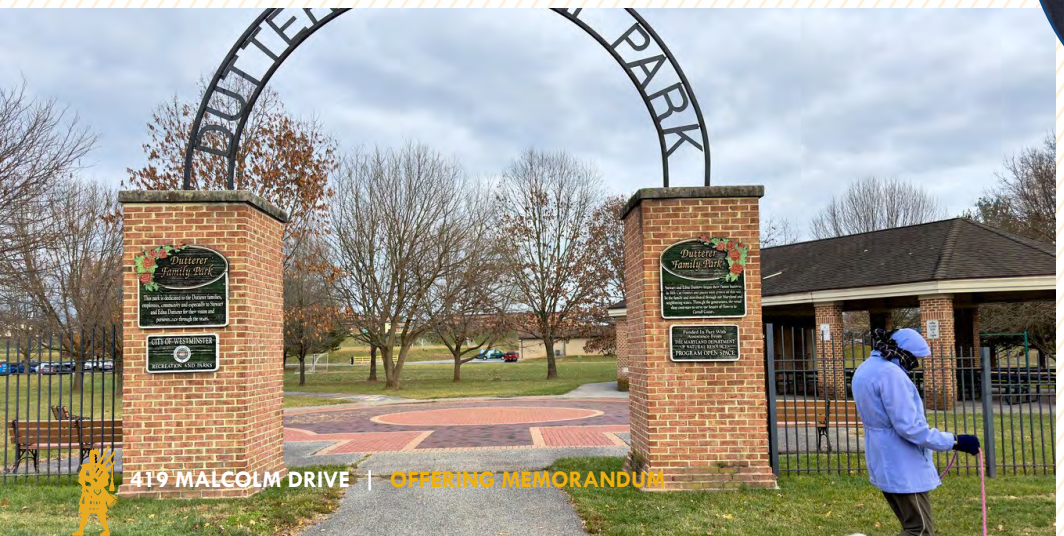
FULL DEMOS REPORT

MARKET **AERIAL**









WESTMINSTER, MD

Westminster, the seat of Carroll County, Maryland, is a small but historic town almost 38 miles north of Baltimore. Over 20,000 people call the city home, drawn to its artistic atmosphere and sense of rural isolation. While two-lane highways are the only way to get to and from the city, it's large enough that locals don't need to travel far for necessities or entertainment. It thrives on its art scene and its bustling downtown district, which is a nationally accredited Main Street. At the same time, long-standing residents enjoy the rural quietude that comes with living so far north in Maryland.









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