

# FOR SALE \$750,000



**4830 SCHLEY AVENUE, BRADDOCK HEIGHTS, MARYLAND 21714**

**9,116+/- SF ABOVE GRADE | 1,696+/- SF BELOW GRADE**

Great potential in the former Braddock Inn Restaurant.

This 10,812 square foot four-story building is situated on 3.2 acres in Frederick County. The main floor contains the former restaurant, bar and kitchen with hood in place. The lower level was previously a nightclub and the upper floors were intended to be living quarters and/or office and are currently in the early stage of construction.

There are 40+ parking spaces and multiple HVAC zones. There have been some upgrades but the property is being sold in "AS-IS" condition and needs significant work. There are also five detached apartments that generate \$4,310/month of income.

Very Flexible VC zoning allows multiple uses\*.

\*Check Zoning Use table for more information

## BUILDING SF



UP TO  
10,812+/- SF

## FREDERICK



FREDERICK  
COUNTY

## ZONING/USE



VC  
(VILLAGE CENTER)

# PROPERTY HIGHLIGHTS



40 Parking Spaces  
Including 1 Handicap



5 Detached Apartments

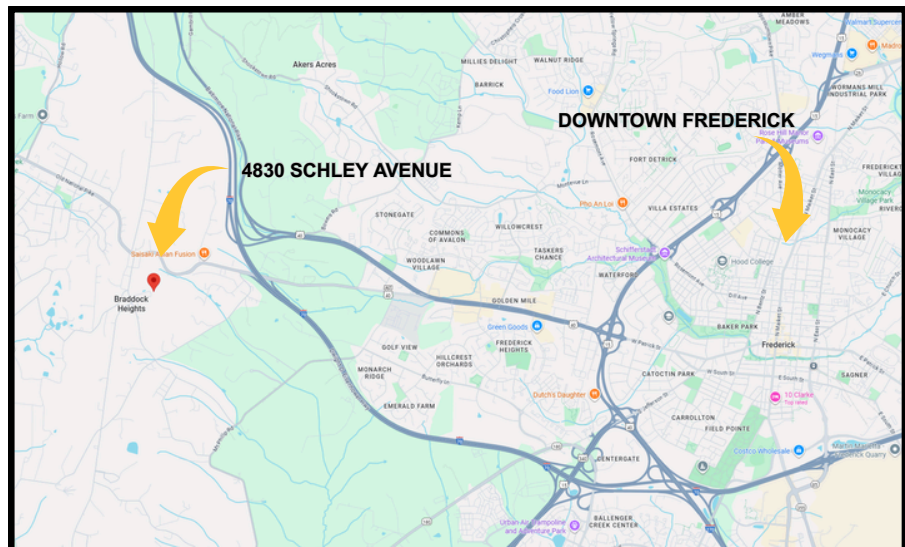


4 Story Building



Zoned VC (Village Center)

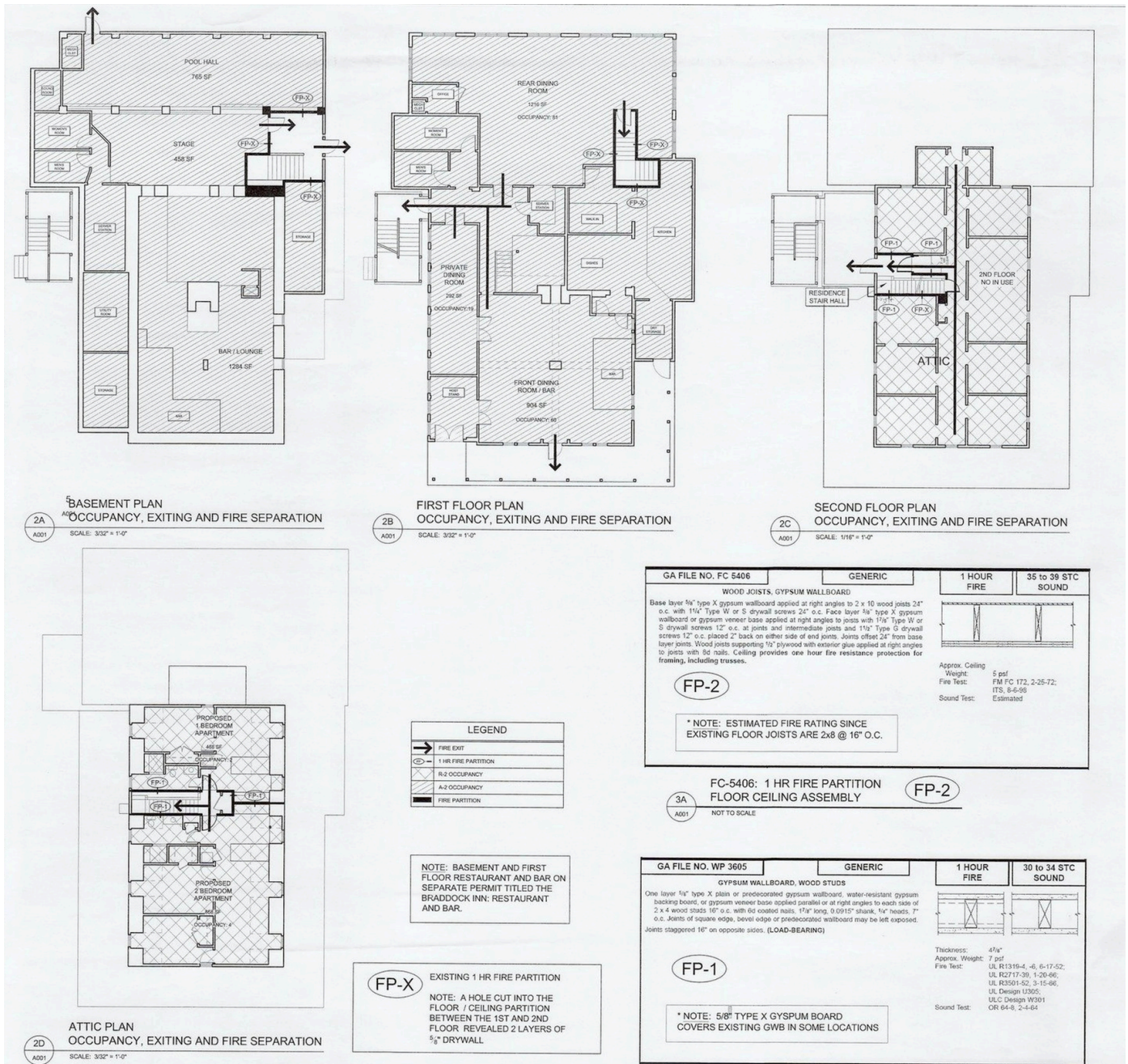
- 9,116 +/- SF Above Grade
- 1,696 +/- SF Below Grade
- 3.2 Acres
- Heat Pump with Propane Backup
- Built in 1900
- Public Water Supply & Private Septic
- Minutes to Downtown Frederick with easy access to I-70, I-270, and US-40
- Taxes: \$5,629



# PHOTOS



# FLOOR PLANS



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSE ONLY, AREA NOT TO SCALE, MAY NOT REFLECT THE ACTUAL SQUARE FOOTAGE OR OF THE PROPERTY, CURRENT "AS-BUILT" FLOOR PLAN AND SHOULD BE VIEWED WITH THIS IN MIND BY ANY PROSPECTIVE PURCHASER OR TENANT.

# FLOOR PLANS

**1B** OCCUPANCY, EXITING AND FIRE SEPARATION DIAGRAMS- IN SECTION  
SCALE: 1/16" = 1'-0"

**3B** WP-3605: 1 HR FIRE PARTITION WOOD STUD WALL ASSEMBLY **FP-1**  
**A001** NOT TO SCALE

**Scope of Work**

1. Replace existing exterior fire stair on East side of building with new code compliant exterior fire stair that will service both first and second floors.
2. Reconfigure existing interior stair and hallway to serve as both egress for egress for (2) Residential apartments on the Attic floor (proposed occupancy 6) with fire separation and future use of second floor.
3. Reconfigure Attic floor (previously used as rooming house) into 2 apartments (a 1 bedroom [488 SF] and a 2 bedroom [858 SF] with fire separation in-between.

**List of Drawings**

A001 Scope of Work, List of Drawings, Code Analysis, Fire Exiting and Separation Diagrams  
A002 Site Plan  
A101 Existing Restaurant Plans 1st an 2nd Floor  
A201 Exterior Fire Stair: Plans Sections, Details, Specifications  
A301 Reconfiguration of Existing Interior Stair  
A401 Attic Apartments Plans

**Code Analysis**

Existing Building Height: 37'-0"  
Building Footprint: 4989 SF  
Lot Size: 3.25 acres (141570 SF)  
Type of Construction: V-B  
Number of Stories: 2.5  
Sprinklered?: No\*  
Occupancy: Mixed  
Basement & 1st Floor: A-2  
2nd Floor & Attic Floor: R-2

**1A** OCCUPANCY, EXITING AND FIRE SEPARATION DIAGRAMS- IN SECTION

**A001**

SHEET NUMBER: 1 OF 8

## THE BRADDOCK INN RESIDENTIAL

SCOPE OF WORK, LIST OF DRAWINGS, CODE ANALYSIS, FIRE EXITING & SEPARATION DIAGRAMS

4830 SCHLEY AVENUE  
BRADDOCK HEIGHTS, MD 21714

VICINITY MAP SCALE: 1" = 1,000'

4830 SCHLEY AVENUE ASSOCIATES, LLC  
L. 1984-11-11 - 411  
1.138 Acres

4830 SCHLEY AVENUE  
BRADDOCK HEIGHTS, MD 21714

**THE BRADDOCK INN RESIDENTIAL**

REVISIONS:

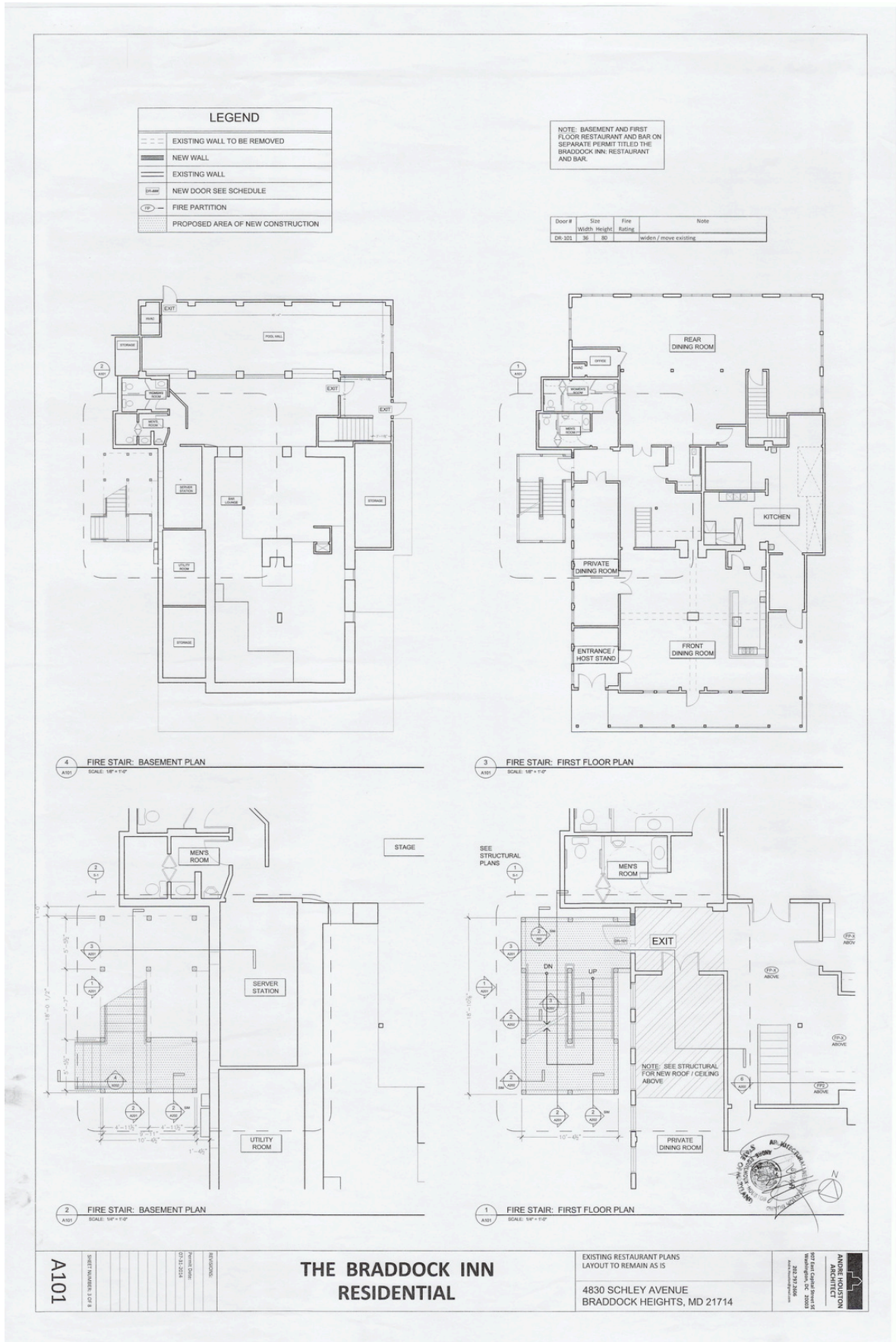
Permit Date: 07-31-2014

SHEET NUMBER: 2 OF 8

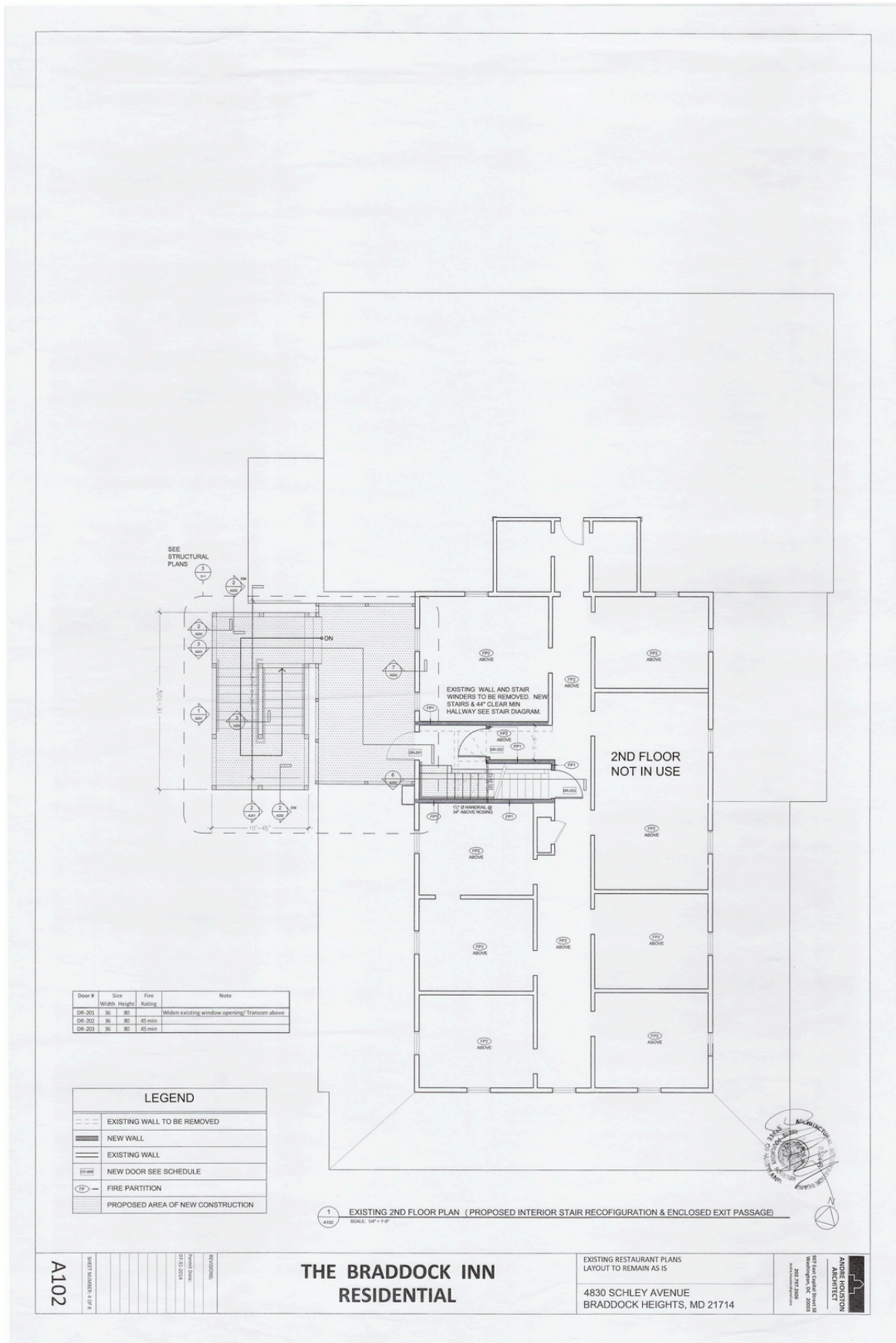
- EXTENT OF PARKING IS EXISTING
- LINES DEFINING PARKING ARE PROPOSED
- ALL SPACES ARE 9' X 20' MINIMUM

**1** PROPOSED ATTIC FLOOR PLAN: (1) 1 BR AND (1) 2 BR APARTMENTS  
SCALE: 1/8" = 1'-0"

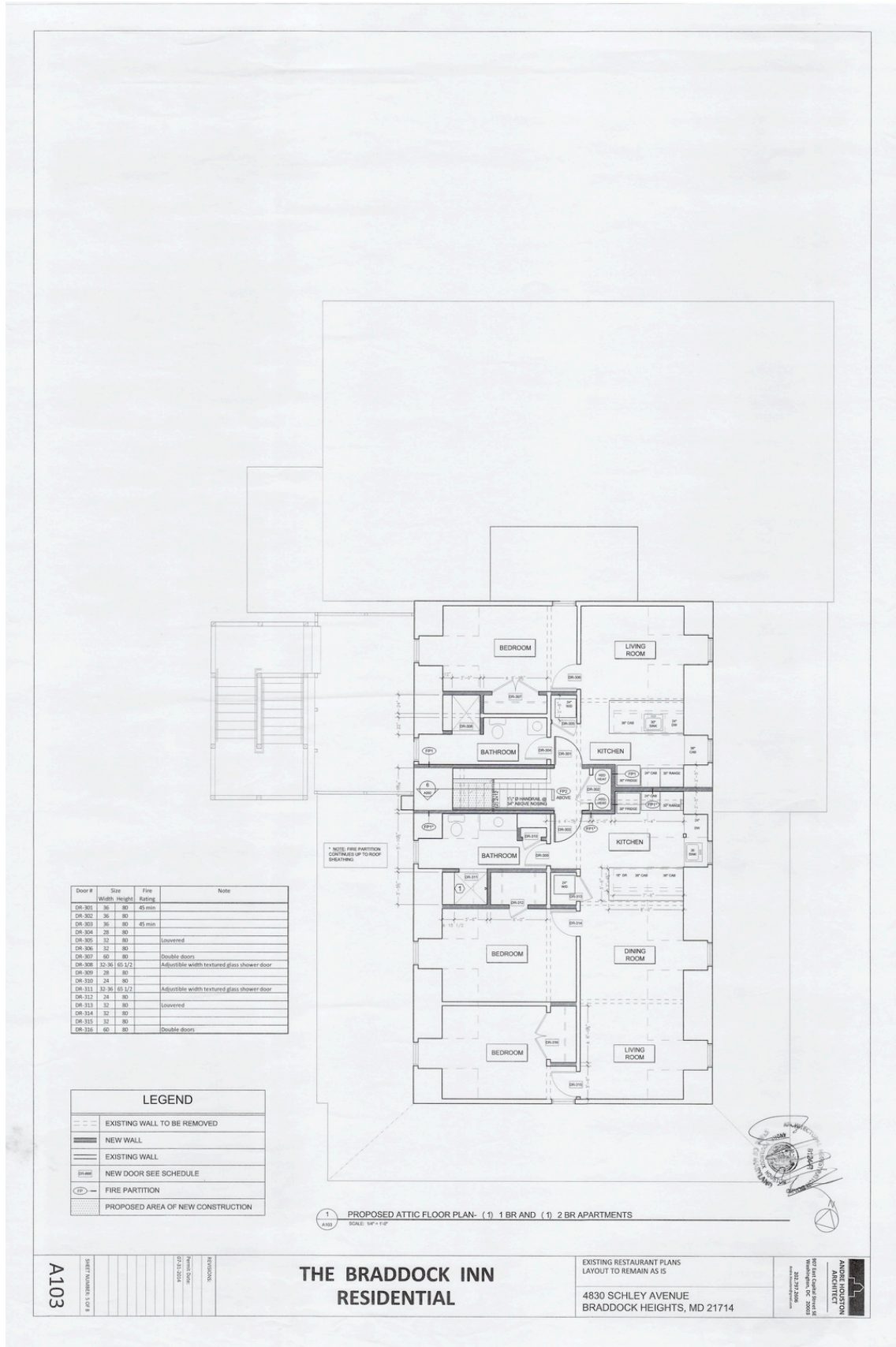
# FLOOR PLANS



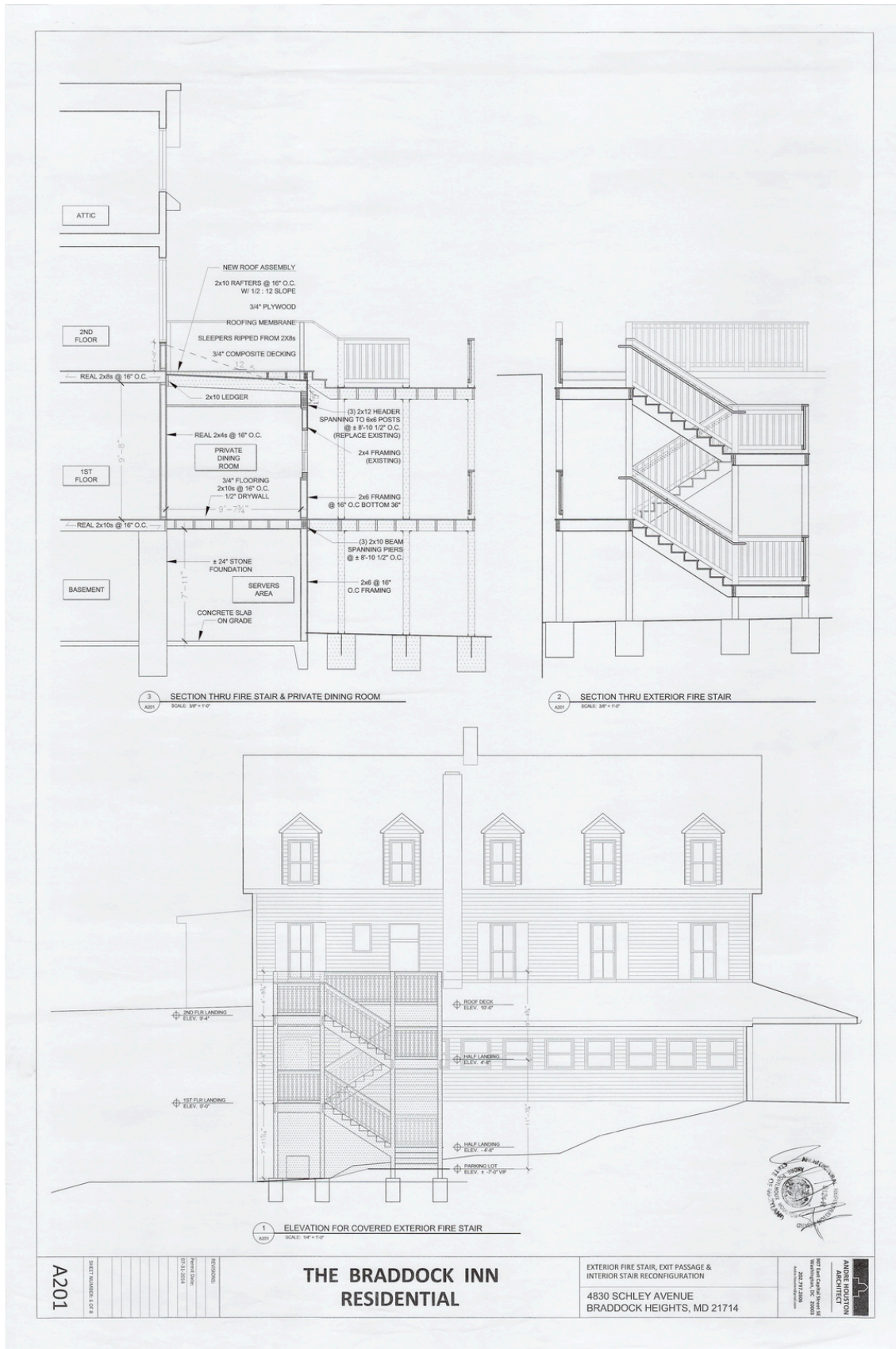
# FLOOR PLANS



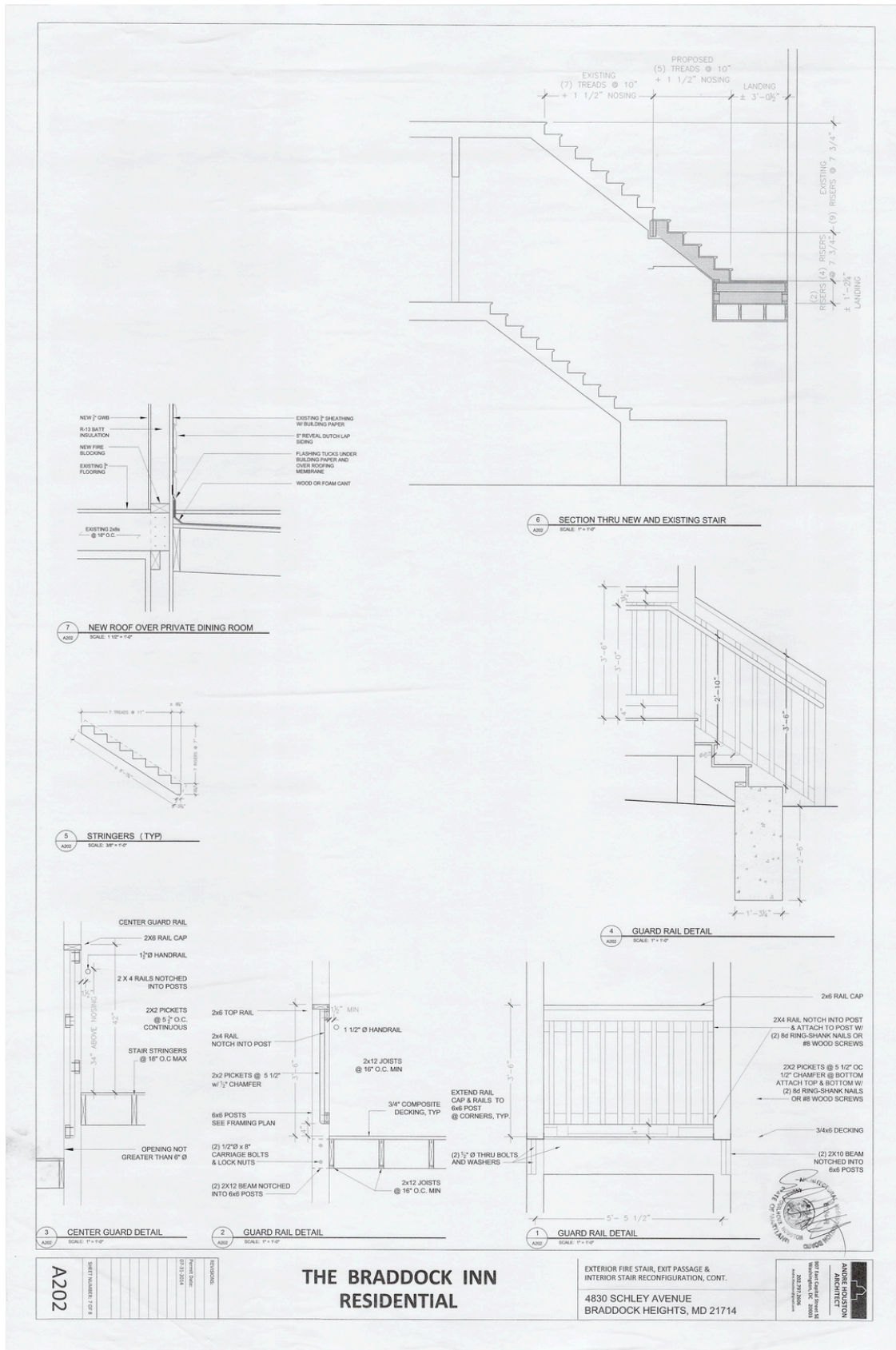
# FLOOR PLANS



# FLOOR PLANS



# FLOOR PLANS





**CAPSTAR**  
COMMERCIAL REALTY

## ABOUT

Joe Anselmo is the Senior VP of CapStar Commercial Real Estate with over 40 years of experience.

Founded in 1994, CapStar Commercial Realty began as a small business acquisition and real estate firm. Today, we are one of the fastest growing commercial real estate companies in the Washington-Baltimore Metropolitan area specializing in Property Acquisitions and Disposition, Tenant & Landlord Representation, Investment Sales and Consultation.

Our business philosophy is simple: fulfill our clients' requirements with uncompromising integrity, flexibility and creativity by employing state-of-the-art technology, unparalleled local market knowledge, and highly skilled professionals.

Given the global nature of the Commercial Real Estate market, the ability to communicate in over nine languages allows our team to serve a wide spectrum of international clients.

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