



VIDEO

PROPERTY DESCRIPTION

A RARE Mixed Use Community Commercial zoned gem! Ideal for Work/Live Contractor. This versatile property presents a spacious 8,600 square foot building, featuring three units ideal for mix of residential/retail or business use. Originally built in 1904 and extensively remodeled and updated in the early 2000's, it exudes timeless character while offering modern functionality. Zoned Community Commercial, the location allows for a wide range of commercial possibilities, ensuring flexibility for your business vision. With its prime positioning in the Mount Airy area, this property offers an enviable combination of historical charm and strategic accessibility. Don't miss the chance to make this remarkable free-standing building the cornerstone of your retail or business aspirations.

PROPERTY HIGHLIGHTS

- Spacious 8,600 SF building
- Three versatile units
- Built in 1940

Zoned Community Commercial (Mixed Use)

OFFERING SUMMARY

Sale Price:	\$1,650,000
Number of Units:	3
Lot Size:	0.99 Acres
Building Size:	8,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	214	568	1,822
Total Population	486	1,348	4,728
Average HH Income	\$125,681	\$129,767	\$142,018

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50 Citizens Way, Suite 203
Frederick, MD 21701
vcre.com

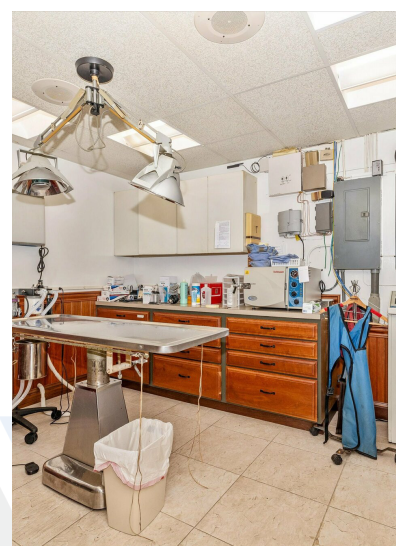
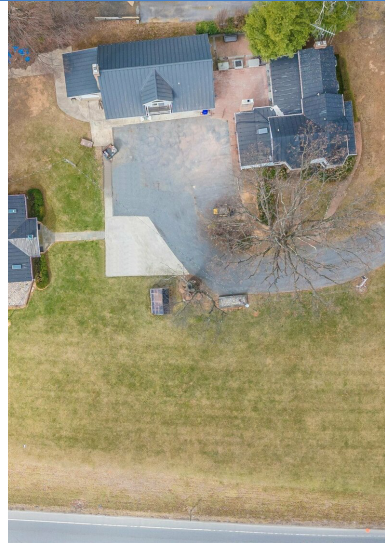
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806 PARK AVE

806 Park Ave, Mount Airy, MD 21771

Community Commercial-Mixed Use Property For Sale



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Map data ©2026

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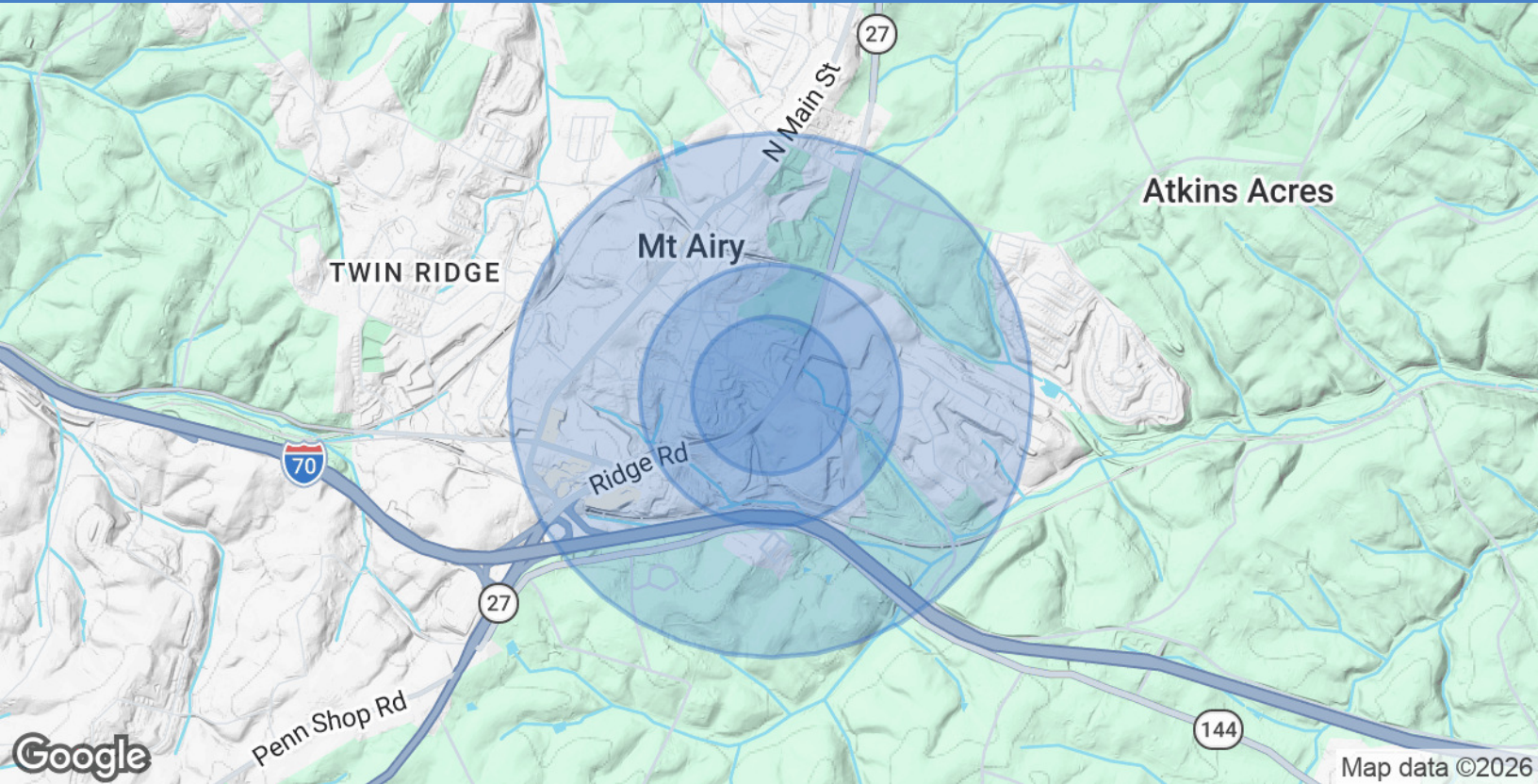
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	486	1,348	4,728
Average Age	49	46	42
Average Age (Male)	46	44	41
Average Age (Female)	50	48	44

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	214	568	1,822
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$125,681	\$129,767	\$142,018
Average House Value	\$457,823	\$454,968	\$471,758

2020 American Community Survey (ACS)

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