



1 W 10th Street

Frederick, Maryland 21701

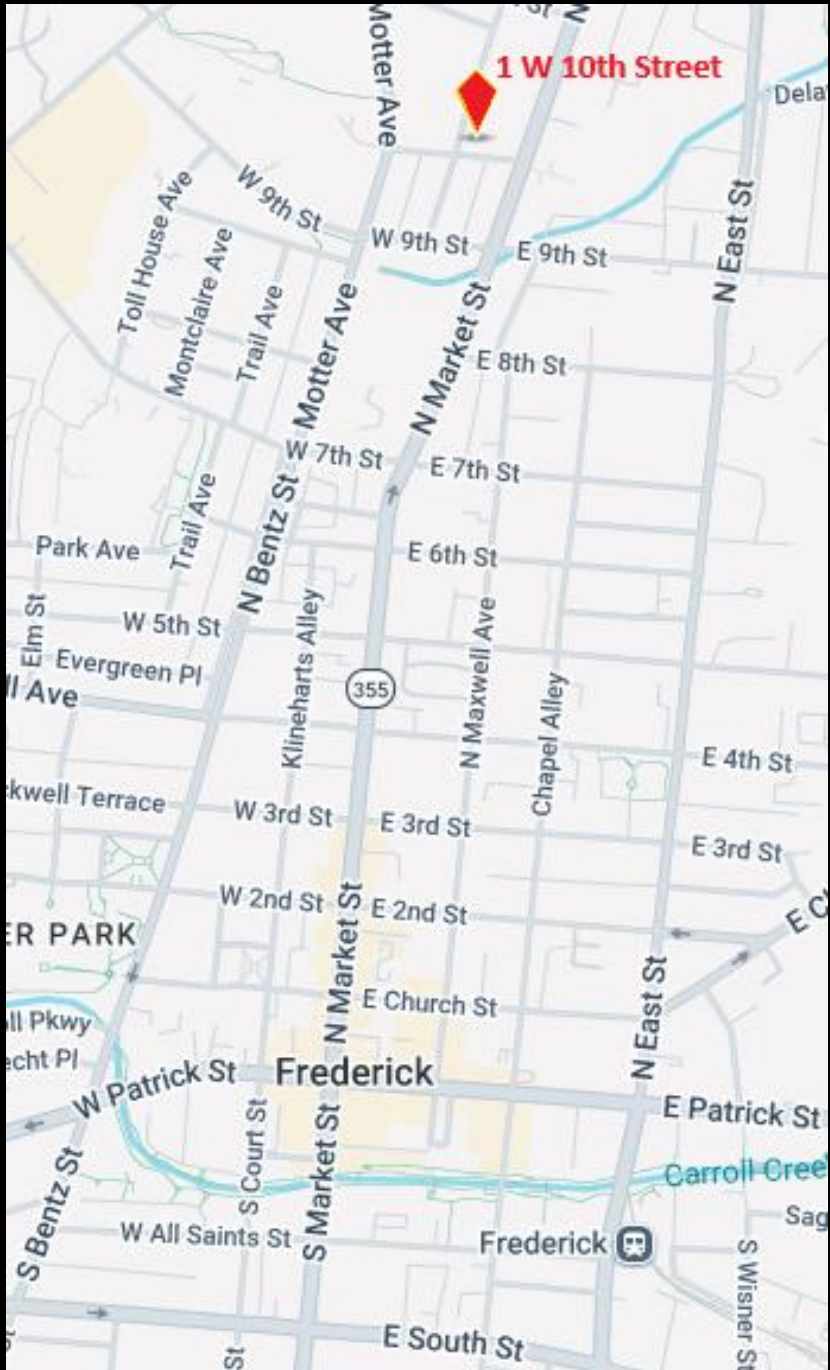
Wil Pace
202-309-1500



Executive Summary

1 W 10th Street is a 4,352-square-foot multifamily residential property consisting of six one-bedroom, one-bathroom apartment units located in the northern section of downtown Frederick, Maryland. Constructed in 1983, the property features durable brick masonry construction designed to complement the historic architectural character of downtown Frederick while providing long-term structural durability and low-maintenance ownership.

Situated just off the intersection of West 10th Street and North Market Street, the property offers a highly walkable residential setting directly across from Staley Park and within walking distance of downtown Frederick's retail, dining, and entertainment districts. The surrounding neighborhood combines a quiet residential atmosphere with immediate access to major employment and educational anchors.



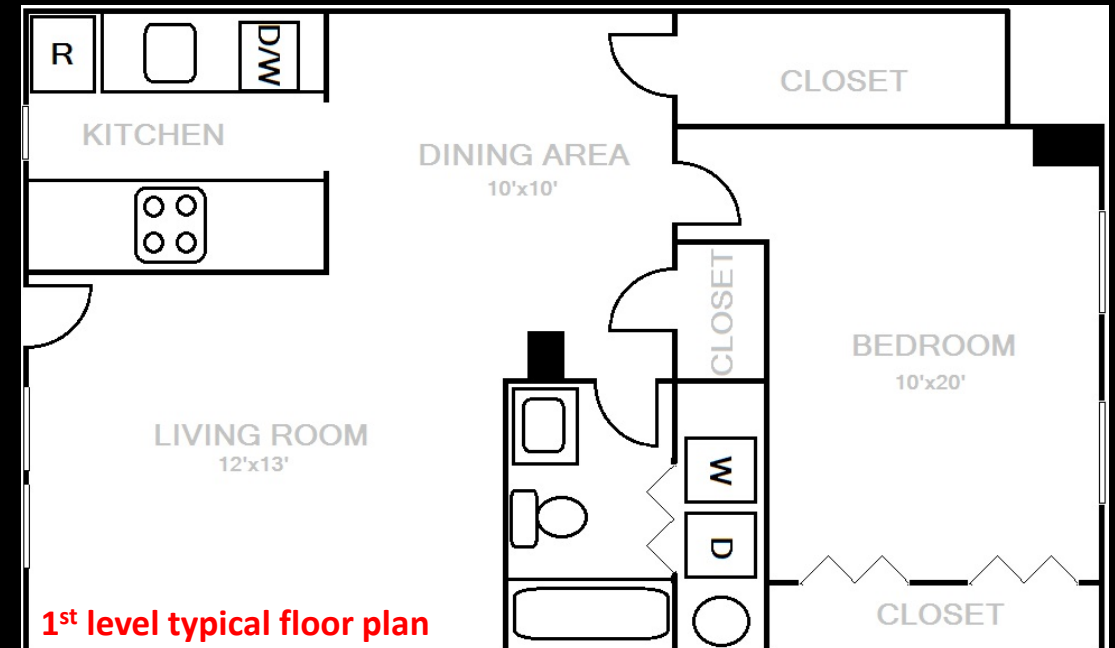
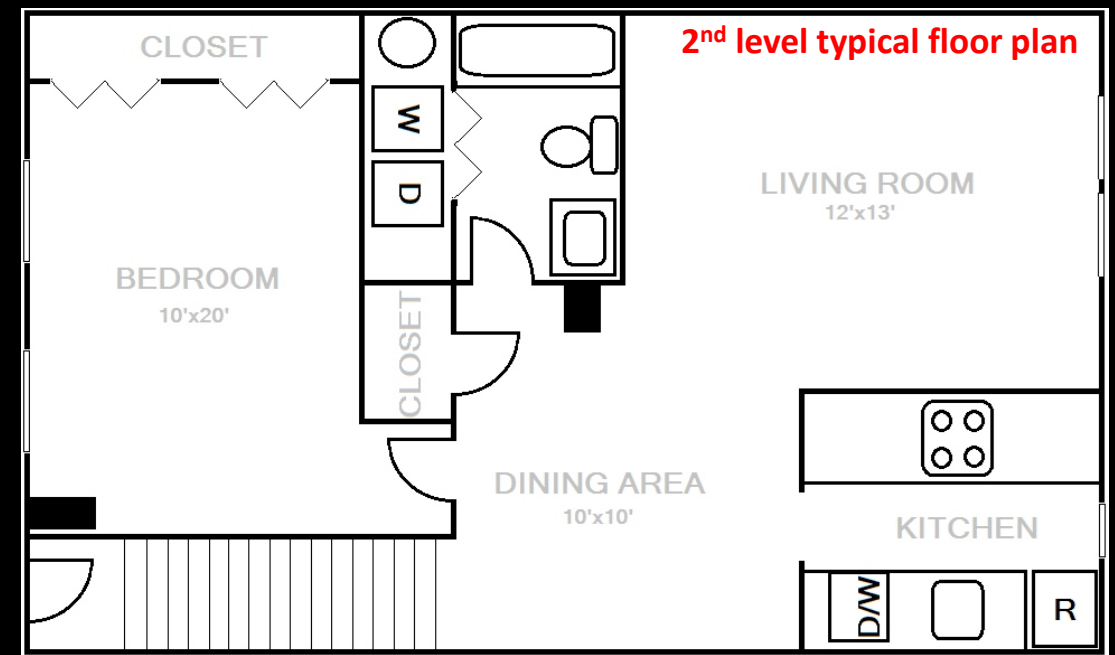
Executive Summary (continued)

The property is positioned on a 12,417-square-foot parcel and includes ample on-site parking, a valuable amenity within the downtown submarket. The building contains approximately 4,352 square feet of above-grade living area with an efficient layout accommodating six apartments averaging approximately 700 square feet each. Importantly, each apartment includes an in-unit washer and dryer — a significant competitive advantage relative to comparable multifamily properties in the immediate area. This amenity enhances tenant convenience, supports tenant retention, and positions the property to achieve premium rental rates within the submarket.



Property Highlights

- Six one-bedroom, one-bathroom apartment units
- In-unit washers and dryers in every apartment
- Durable brick and masonry construction
- Approximately 4,352 SF of living area
- Situated on a 12,417 SF parcel with ample parking
- Walkable downtown Frederick location
- Proximity to major employment and educational institutions





Location & Demand Drivers

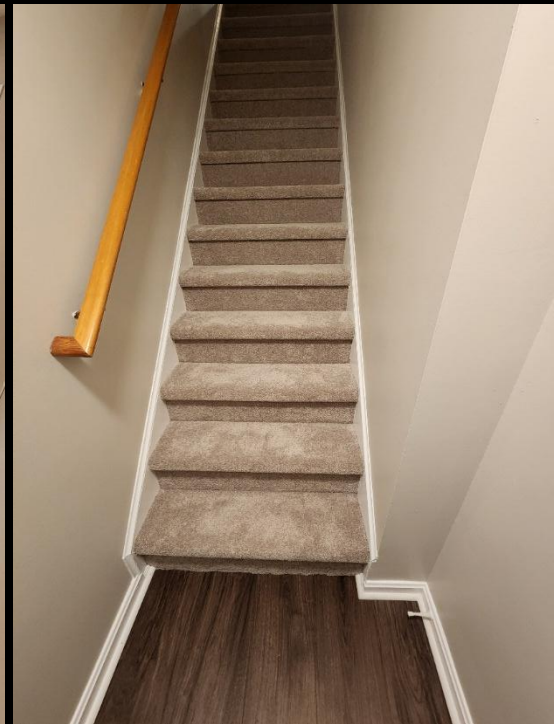
The property benefits from strong neighborhood connectivity and proximity to several of Frederick's primary demand drivers. Hood College is located approximately a 10-minute walk west of the property, supporting consistent housing demand and contributing to the area's established residential character. Frederick Health Hospital, the city's primary medical campus, is located approximately 10 minutes east, providing access to a substantial healthcare employment base. In addition, Fort Detrick — one of the region's largest employment centers — is located approximately 1.6 miles northwest of the property and continues to support stable residential demand throughout the surrounding market.

Residents also benefit from convenient walkability to the North Market Corridor and Downtown Frederick's commercial core, which offer a diverse mix of restaurants, retail, entertainment, and cultural amenities that enhance tenant appeal and long-term occupancy stability.











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