

FOR SALE TURNKEY BREWERY OPERATION \$649,000

Downtown Frederick, MD 21701



Gorgeous custom taproom!



Large outdoor patio!

Property Highlights

- 4630 ± SF total
- Main brewery equipment:
 - 3.5 bbl brewhouse
 - Seven 7 bbl fermenters
 - Two 3.5 bbl brite tanks
 - Full list of FF&E on next page
- Custom bar area with 15 taps
- Draft lines are adjacent to walk-in cooler
- Modified shipping container for extra cold & dry storage
- Adjacent to 180 ± shared parking spaces
- Boasting 166 ± person capacity
- Parking for Food Truck by taproom door
- Outdoor patio features gas-fed heaters and a retractable awning
- All licenses convey w/ County approvals
- Seller has agreed to train buyer on current equipment/processes

Location

- Shares large parking lot w/ new and popular Showroom restaurant
- Less than 0.3 ± miles to MD-355
- Less than 0.8 ± miles to MD-144
- Approximately 1 ± mile to US-15
- Quick driveable access to I-70, I-270, MD-40, and the Frederick Airport

Stake your claim in the beverage industry with a well-established brewery operation!

Instant synergy with surrounding shops, restaurants, Historic Downtown Frederick, and a growing Frederick population!



Charles Seymour

President
CSeymour@TPREinc.com
(240) 436-6040

Tom Seymour

Commercial Sales & Leasing
TSeymour@TPREinc.com
(240) 436-6050

Turning Point Real Estate

8923 Fingerboard Road
Frederick, MD 21704
www.TurningPointCommercial.com
(301) 831-8232

While the information contained herein was obtained through sources deemed reliable, it is not guaranteed as to its accuracy.