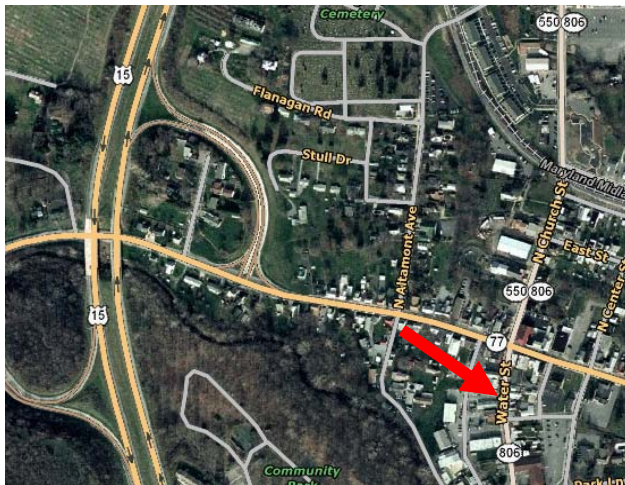


# FOR SALE

Located in  
designated Main  
Street Program



## 11 Water Street Thurmont, MD 21778



*Easy access to major commuter routes*

### Mixed-Use Building

*currently home of the Thurmont Public Library*

- Two story historic building with quaint architecture and highly visible storefront
- Second Floor is unimproved and ready for your customization! Suitable for apartments or offices.
- Great opportunity for live/work space in Thurmont - a Main Street Community
- Building consist of 4,340 +/-sf
- Lot Size is 0.0643 Acres\*
- Zoning: TB—Town Business

***Price just reduced to \$249,900***

*\* tax records list address as 15 Water Street and 3,960 sf acreage*



**Mary Ford-Naill**

*Vice President, Commercial Sales & Leasing.*

**MacRo**  
LTD.  
REAL ESTATE SERVICES™



[www.macroltd.com](http://www.macroltd.com)

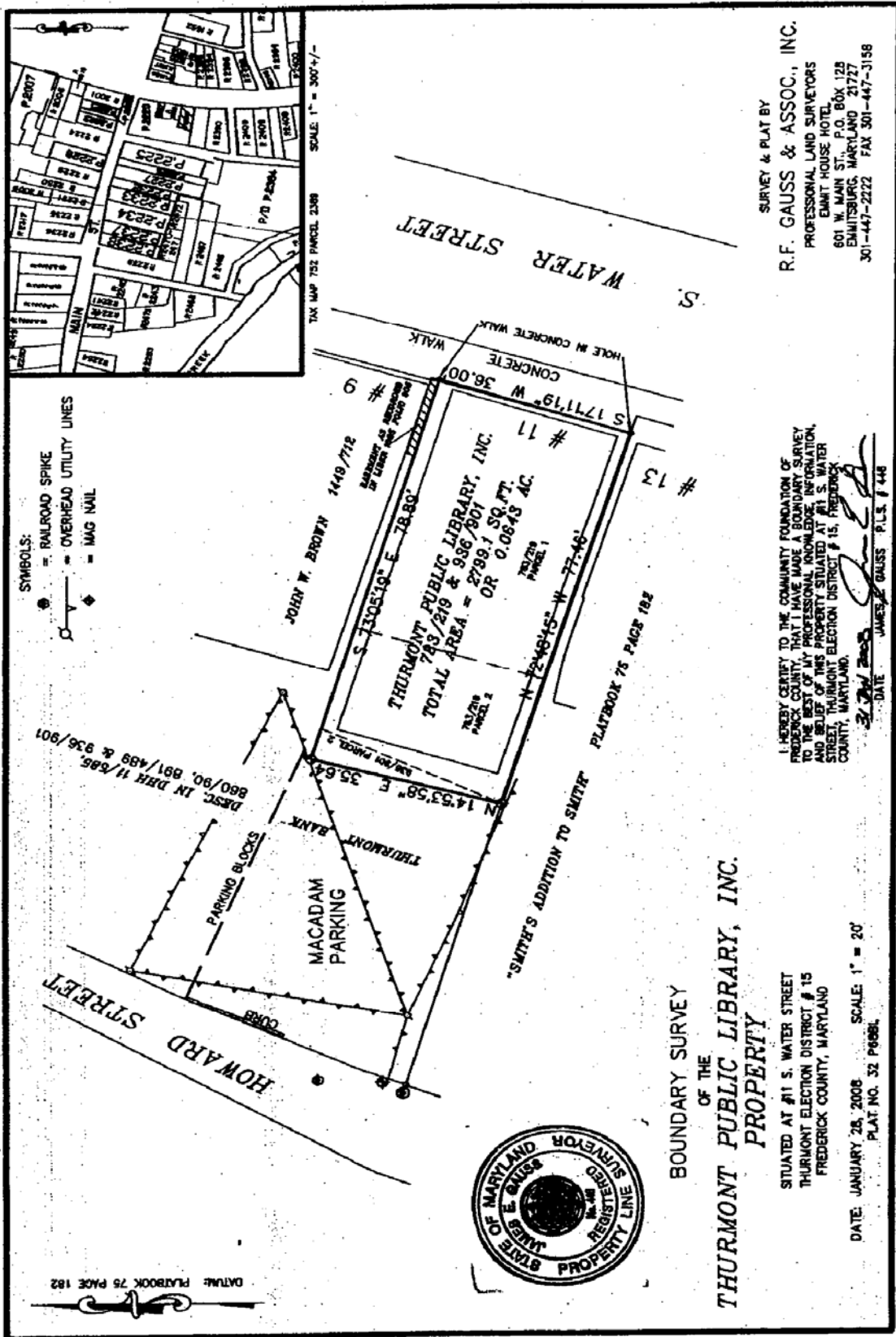


Brokerage • Consultation • Development • Management

Office: 301-698-9696 ext. 206 Cell: 240-674-8790

Email: [mary@macroltd.com](mailto:mary@macroltd.com)

11 Water Street, Thurmont, MD 21788



Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

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## *A little piece of Thurmont history....*

- 1874—Moravian Church
- 1924—Building was raised to add a basement and sanctuary expanded to include two floors
- 1924-1932—Grocery Store
- 1932-1943—Grocery Store/  
Feed Store
- 1943-1968—Grocery Store/Teen Center
- 1968– 1st floor renovated including new heating, lighting, plumbing & air conditioning
- 1968–2008—Thurmont Public Library



***SHOWINGS BY APPOINTMENT ONLY — PLEASE CONTACT 301-698-9696***

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## ***Permitted Uses—Town Business District \*\****

**Retail:** Food Store; Antique Shop; Furniture Store; Department Store/Variety Store; Clothing Store; Appliance Sales and Service; Paint Store; Hardware; Gift/Souvenir; Jewelry; Book and Magazine; Hobby/Craft Shop/ Gallery; Sporting Goods; Camera; Florist; Stationery; Produce Stand; Drug Store; Convenience Store; Shoe Store; Music and Records; Liquor/Beer Store; Shopping Center and Pet Store.

**Commercial Business and Personal Service:** Drycleaning and Laundromats; Barber and Beauty Shops; Tailor; Shoe Repair; Restaurant; Bar/Tavern; Nightclub; Funeral Home; Medical Clinic; Professional Office; Bank or Savings and Loan; Business Office; Laboratory Research, Experimental or Testing; Animal Hospital.

**Residential and Related Uses:** Single Family Dwelling; Two Family Dwelling; Apartment units when attached to a Commercial Structure; Hotels/Motels and Boarding House.

**Institutional and Public Governmental:** Churches; Private Clubs and Lodges; Nursing Homes; Fire and Rescue Service; Public Buildings and Properties; Public Utility; and Day Care Centers.

***\*\*Source: Town of Thurmont—Zoning Ordinance***

***For complete information, contact the Town of Thurmont @ 301-271-7313***

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