



EXCLUSIVE OFFERING FROM CPG

5305 MOUNT ZION ROAD
FREDERICK, MD 21703

Existing 14,708 SF Place of Worship on 6.25 Acres

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BUSINESS TERMS

SALE PRICE	\$3,200,000
STUDY PERIOD	45 DAYS
SETTLEMENT	30 DAYS
LEASEBACK	18-24 MONTHS
DEPOSIT	5% OF PURCHASE PRICE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

CPG Realty, LLC ("CPG"), as exclusive representative to the seller, is pleased to offer for sale the 100% fee simple interest in 5305 Mount Zion Road, Frederick, MD, 21703 (the "Property"), approximately 6.25 acres of Low Density Residential (R: 1) zoned land improved with a 14,608 sq ft religious facility. The Property, known as the Frederick Baptist Church, is an approved Place of Worship, and has a 280 seat sanctuary, classrooms, nursery, caretakers apartment, recreational space and offices.

The Property is served by private well and septic, and has sufficient capacity for the existing improvements and approvals. There is a 100+ space paved parking lot, and additional overflow parking in asphalt millings. The owner has made recent capital improvements including new roof sections, new tot-lot, and new sound system in the Sanctuary. Additionally, the Property had previous approvals for a 400 seat sanctuary addition. Frederick Baptist Church (the "Seller") purchased another property in Jefferson, MD, and has obtained approval to build a new facility. Upon a sale, the Seller requires a leaseback of the facility while the Seller builds the new facility which should be complete in early 2026. Lease terms are negotiable.

The Property has been very well maintained and is priced well below replacement costs. This is a unique opportunity to purchase an existing, approved religious facility in the growing, Frederick County, Maryland.

DEMOGRAPHICS *BASED ON 3 MILE RADIUS



41,092
POPULATION



\$110,600
AVERAGE
HOUSEHOLD INCOME



14,795
HOUSEHOLDS

LISTING HIGHLIGHTS

ADDRESS:

5305 Mount Zion Rd, Frederick, MD 21703

LOCATION HIGHLIGHTS:

Located on Mt Zion Road just north of the newly constructed roundabout with Maryland 180, and the US Route 15 / 340 Interchange on the southwest side of Frederick, Maryland and near the Jefferson Tech Park.

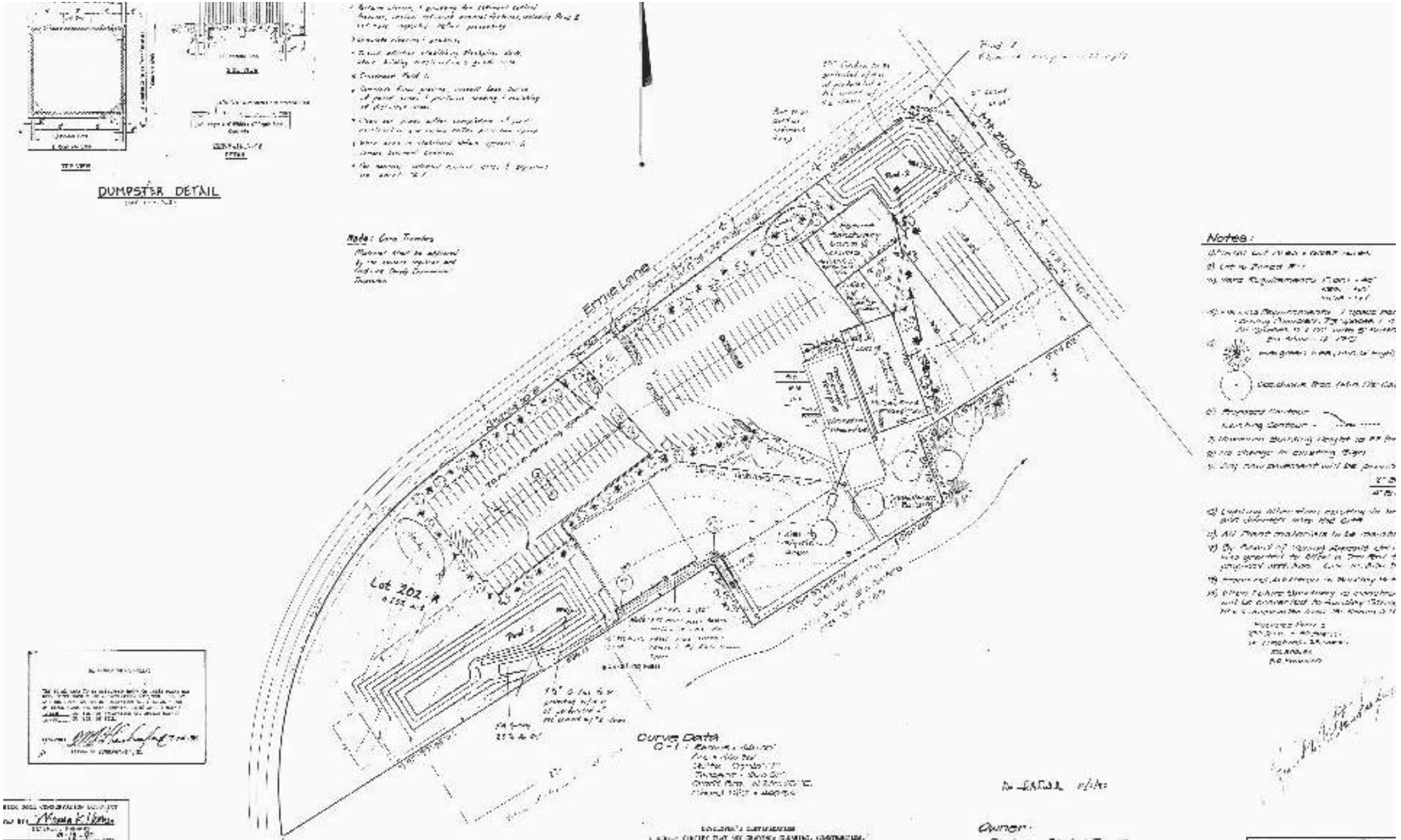
BUILDING & LAND AREA:

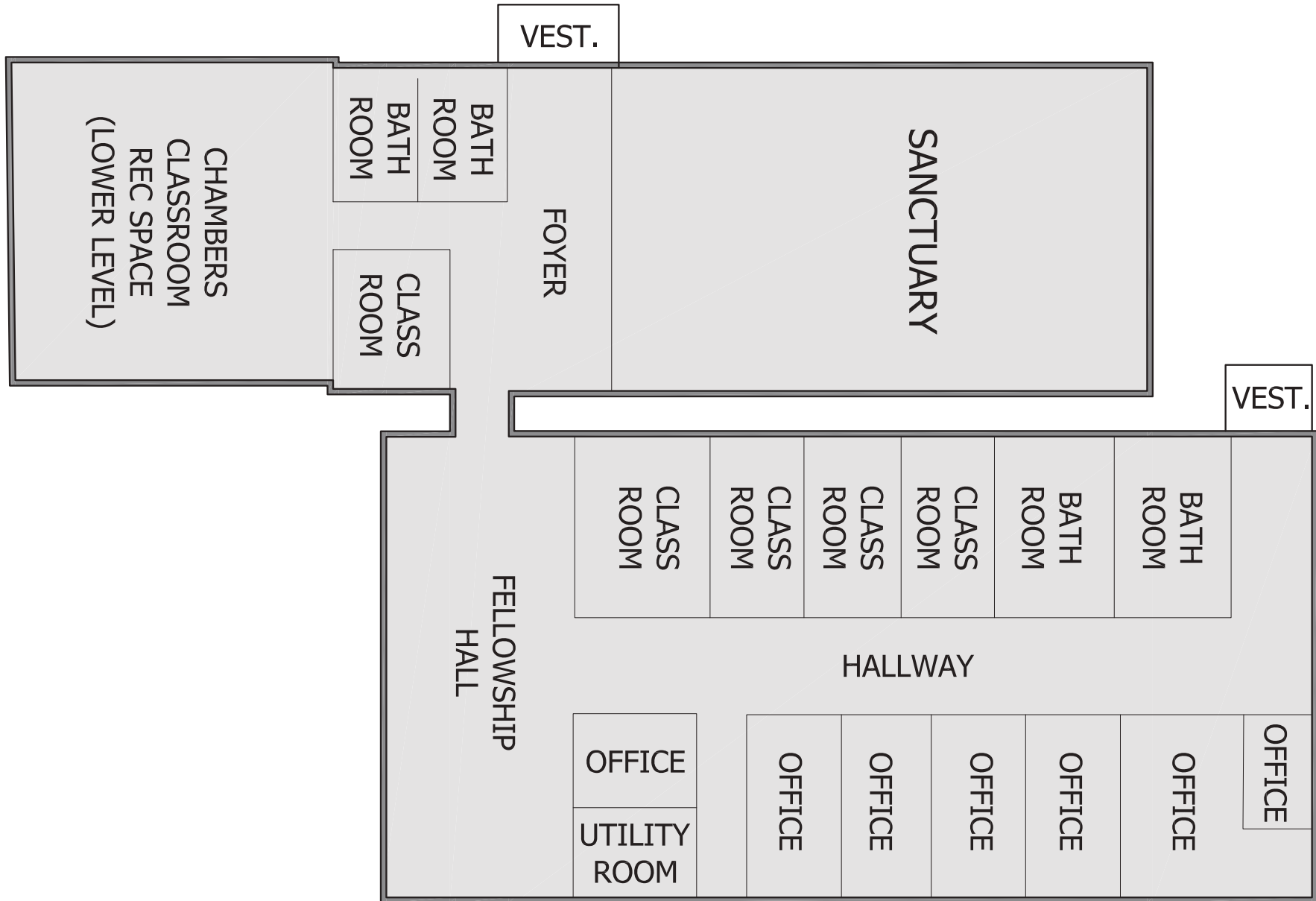
The Property is approximately 6.25 acres and is improved with a 14,608 sq ft church with offices, classrooms, sanctuary, caretakers apartment, nursery and fellowship hall.

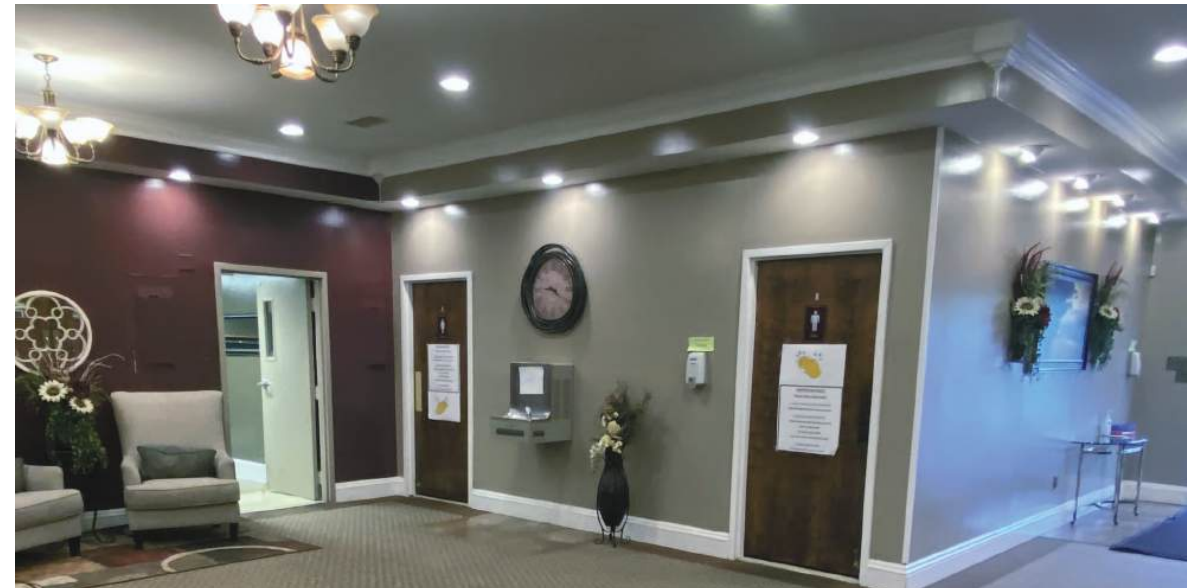
ZONING:

Low Density Residential (R:1) - Place of Worship is a by right use in the R:1 district in Frederick County, MD.











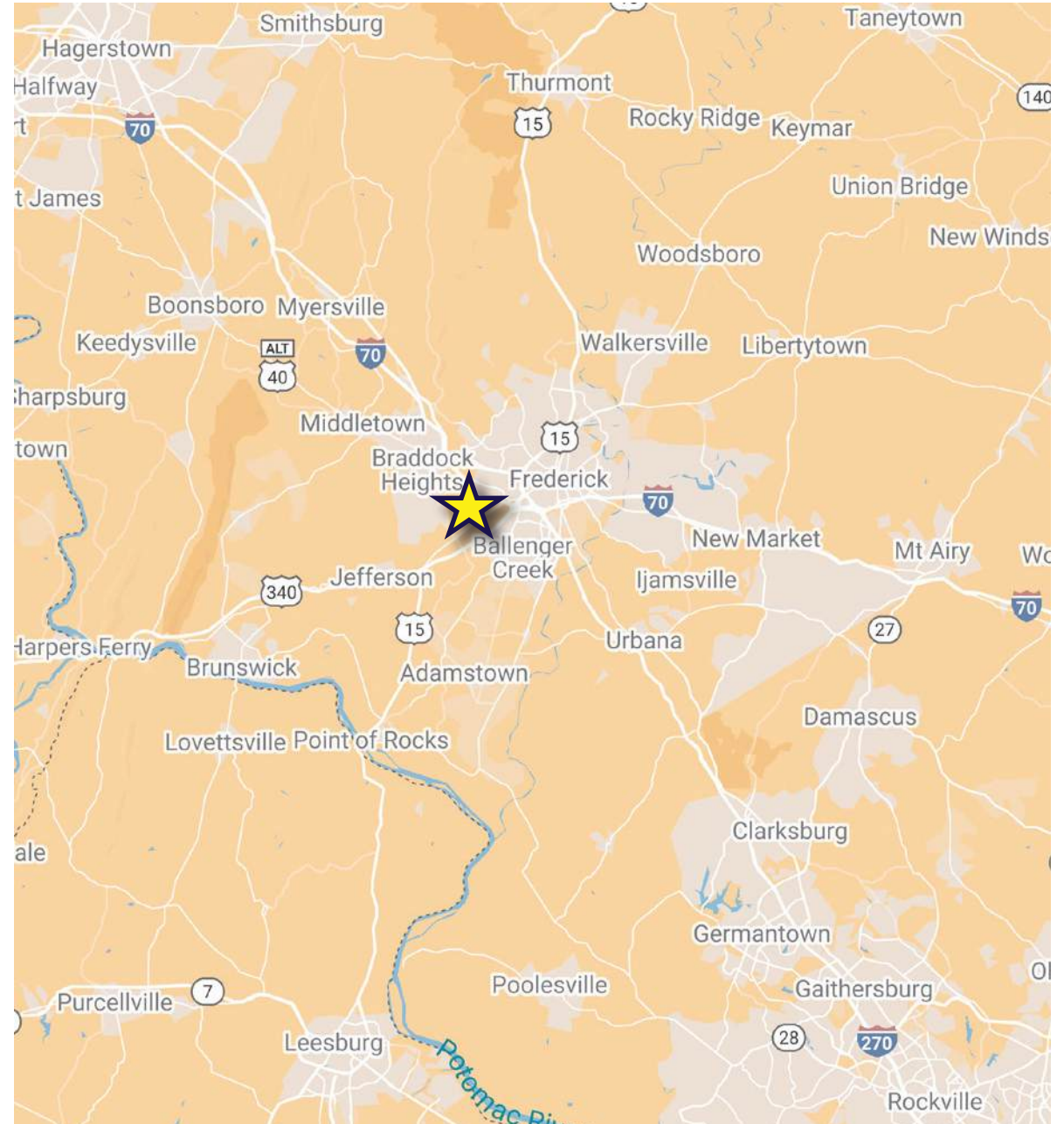
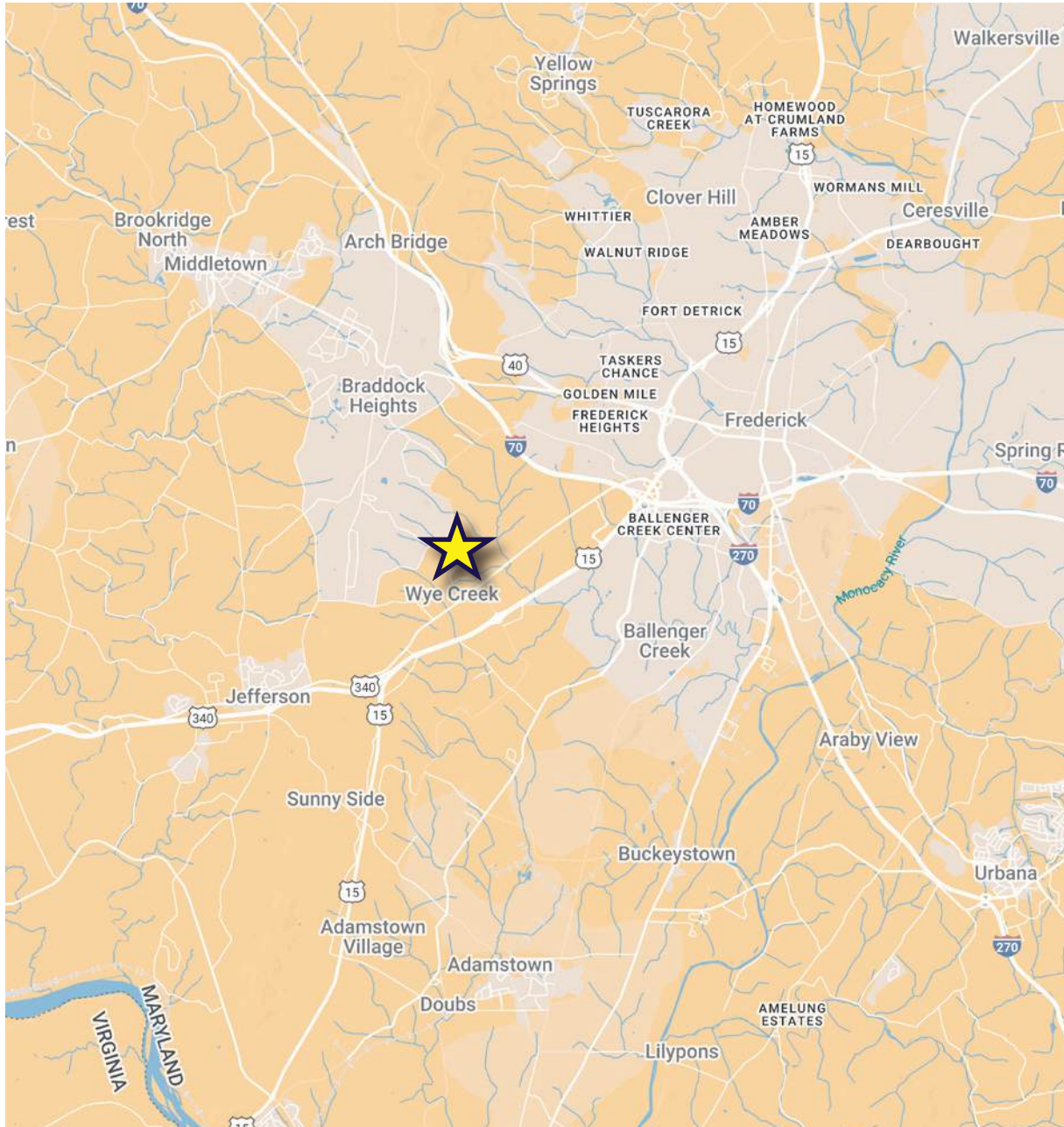
AERIAL



AERIAL



AERIAL



A Due Diligence Folder has been created for your reference.
Click on the [Dropbox.com](#) link below to access the Due Diligence Documents.

[5305 MOUNT ZION ROAD](#)
[DUE DILIGENCE FOLDER LINK](#)

Included in the comprehensive Due Diligence:

- Pictures
- Plans
- Tax Records



CONTACT



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