

## OFFICE FOR SALE



920 W. Washington St., Hagerstown, MD 21740



### OFFERING SUMMARY

<b>AUCTION DATE:</b>	Thursday, August 22, 2019
<b>AUCTION TIME:</b>	2:00 PM - 3:00 PM
<b>AUCTION LOCATION:</b>	Online & Onsite
<b>BUILDING SIZE:</b>	87,600
<b>YEAR BUILT:</b>	1914
<b>RENOVATED:</b>	1990
<b>LOT SIZE:</b>	3.79 Acres
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Hagerstown
<b>SUBMARKET:</b>	Washington County

### PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,844	24,556	37,160
<b>TOTAL POPULATION</b>	9,466	58,892	91,869
<b>AVERAGE HH INCOME</b>	\$46,782	\$51,667	\$59,462

KW COMMERCIAL VIRGINIA REGION  
804.858.9000



**TIM DUDLEY**  
Associate Broker  
O: 804.858.9000  
C: 757.288.1854  
todudley@kw.com

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### PROPERTY OVERVIEW

KW Dudley Resources, in cooperation with Dudley Auctions and K&M Commercial Real Estate, is pleased to present the three story brick office building located 920 W. Washington St., Hagerstown, MD. This former school building totals 87,600 square feet and could be redeveloped into a variety of commercial uses, including multi-family, office, retail, self storage and more! The City of Hagerstown has also approved this building to be redeveloped and used as a data storage center with a 8' to 17' security fence around the 3.79 acre lot.

This building was originally constructed as a three story brick school building but renovation began in the late 1980s and was completed in the late 1990s to convert the building into a predominately office building. The building originally consisted of 28 leasable units that range in size from 100 square feet to 10,000 square feet but was reconfigured to 17 commercial suites (primarily office suites) and three residential suites.

Additional site improvements include concrete sidewalks, stone retaining walls, macadam drives and parking area, fenced-in playground area, trees and shrubs, as well as established lawn areas. The property has been zoned C-2 by Washington County and the data center approval letter from the City of Hagerstown is included in the due diligence materials.

### LOCATION OVERVIEW

Located approximately 60 ± miles from both Baltimore, MD and Washington, DC in Washington County, MD, the subject property is approximately nine blocks west of the Hagerstown downtown central business district and features frontage along three separate roads, W. Washington St., Devonshire Rd., and Wakefield Rd. The greater Hagerstown area is considered the fastest-growing metro area in the state of Maryland and also among the fastest-growing metro areas in the United States. Hagerstown also serves as an important transportation hub for commuters and commerce hub for the greater Tri-State Area, as well as Baltimore and Washington.

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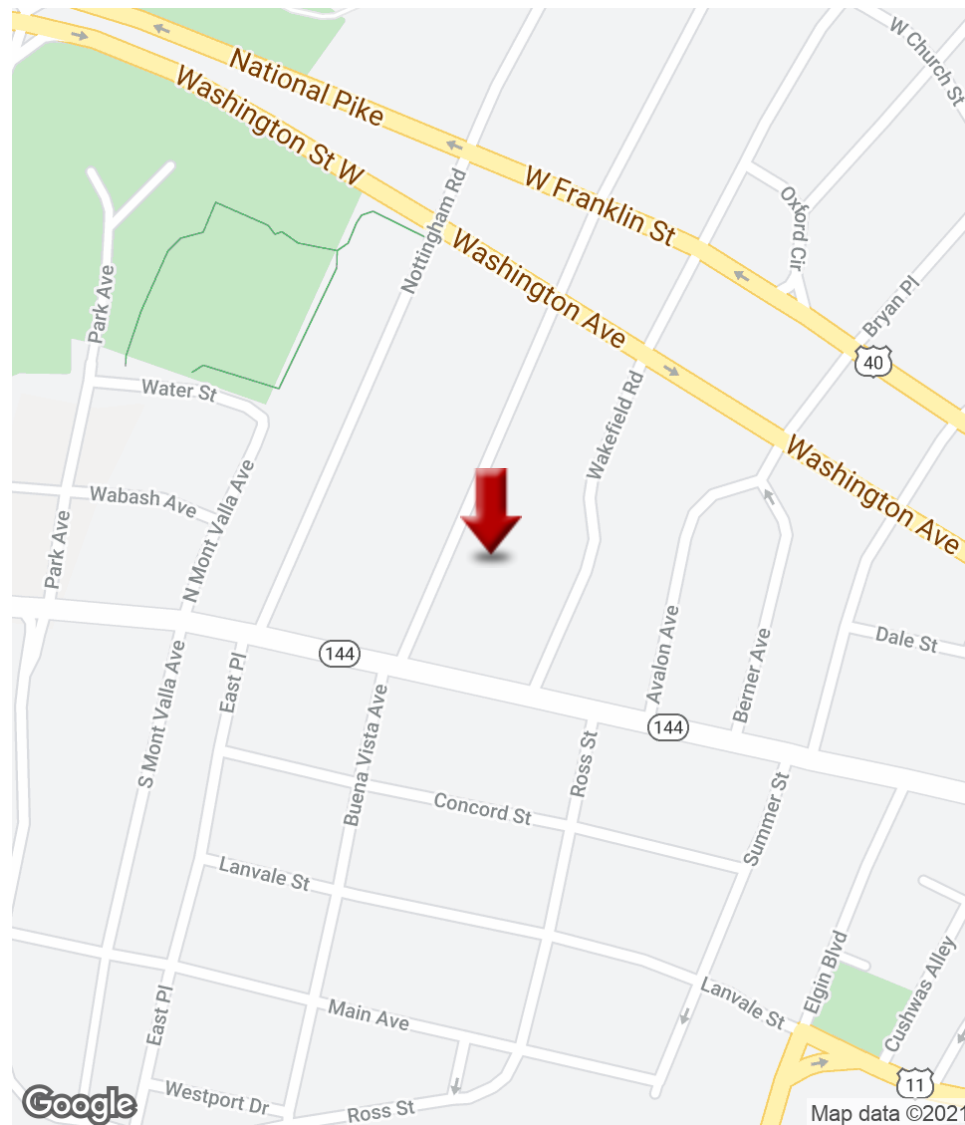
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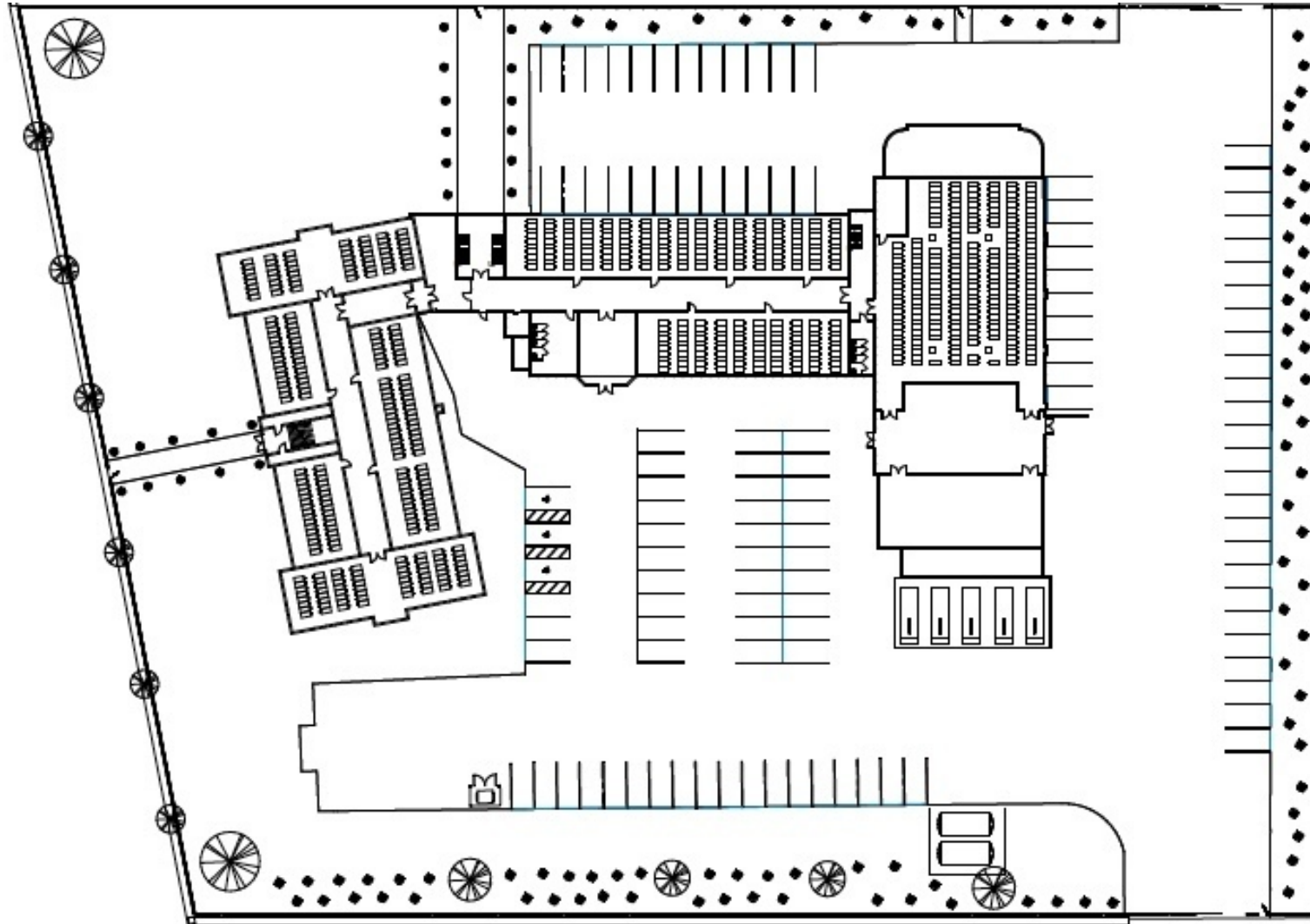
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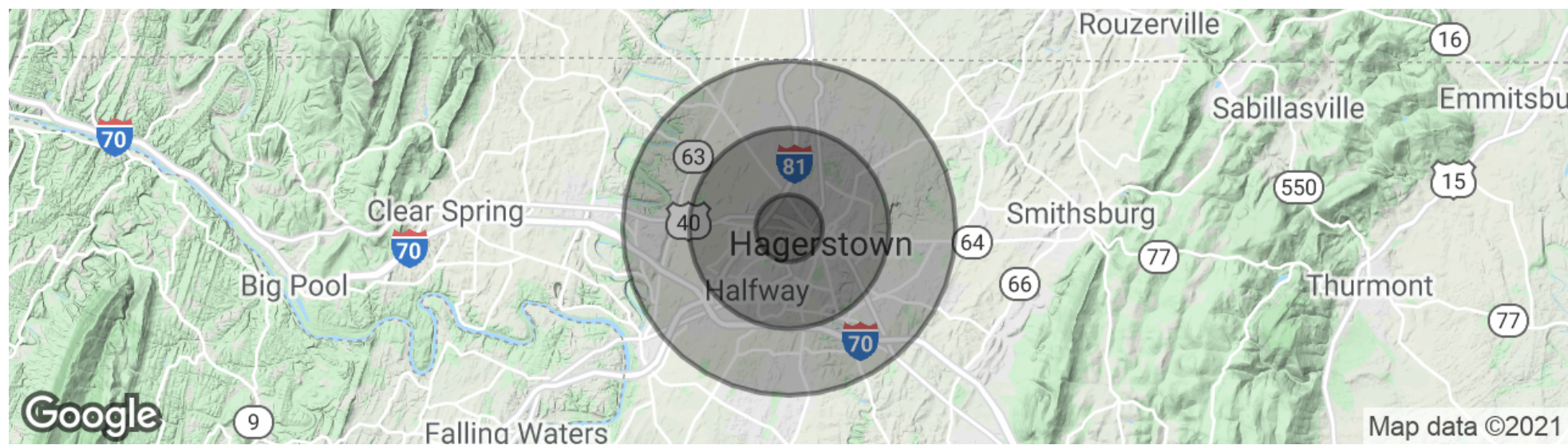
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,466	58,892	91,869
Median age	34.7	37.1	37.9
Median age (Male)	34.0	34.9	36.0
Median age (Female)	35.8	38.4	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,844	24,556	37,160
# of persons per HH	2.5	2.4	2.5
Average HH income	\$46,782	\$51,667	\$59,462
Average house value	\$152,189	\$221,624	\$233,741

\* Demographic data derived from 2010 US Census

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## Search Result for WASHINGTON COUNTY

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**Homestead Application Status:** No Application

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**Homeowners' Tax Credit Application Information**

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**Homeowners' Tax Credit Application Status:** No Application**Date:**

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## CITY OF HAGERSTOWN, MARYLAND

Planning and Code Administration Department

September 21, 2016

MD-ALPHA Data Center, Inc.  
920 West Washington Street, Suite 209  
Hagerstown, MD 21740

Dear Sir or Madam:

RE: Data Center Use  
920 West Washington Street

Per your request, please be advised that the property referenced above is located in the CG (Commercial General) Zoning District. A data processing center is a permitted use in this zoning district and would be permitted at this location.

Any improvements that you may make to the grounds or site (building additions, parking additions, etc. may require permits and/or site plans. New security fencing has already been approved for this site.

If you have any questions, please contact me at your convenience.

FOR THE CITY OF HAGERSTOWN, MARYLAND

Stephen R. Bockmiller, AICP  
Development Review Planner/Zoning Administrator





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**TIM DUDLEY**  
Associate Broker

15871 City View Drive, Suite 120  
Midlothian, VA 23113  
T 804.858.9000  
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**PROFESSIONAL BACKGROUND**

Tim Dudley, an Associate Broker at KW Commercial, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley has received the SVN Partners Circle Award from 2013-2018. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

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