

# PROSPECT HALL

FREDERICK CITY, MARYLAND 21703

FOR SALE



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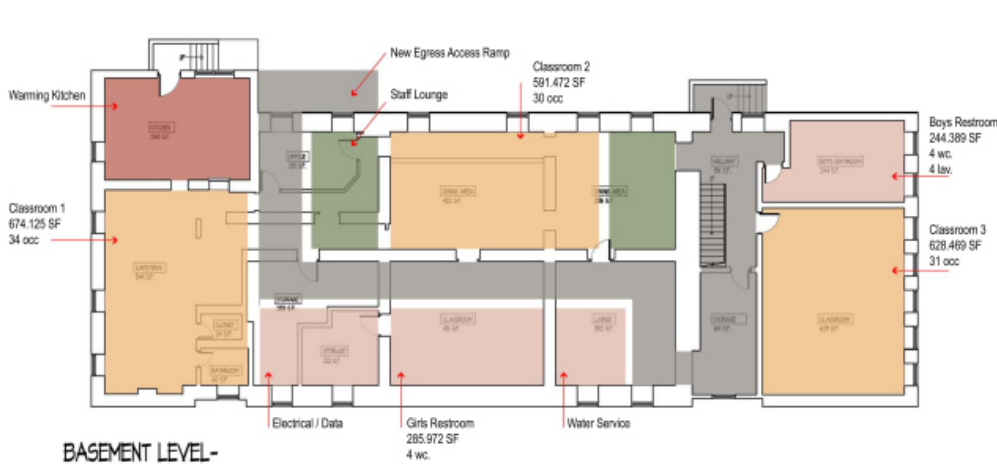
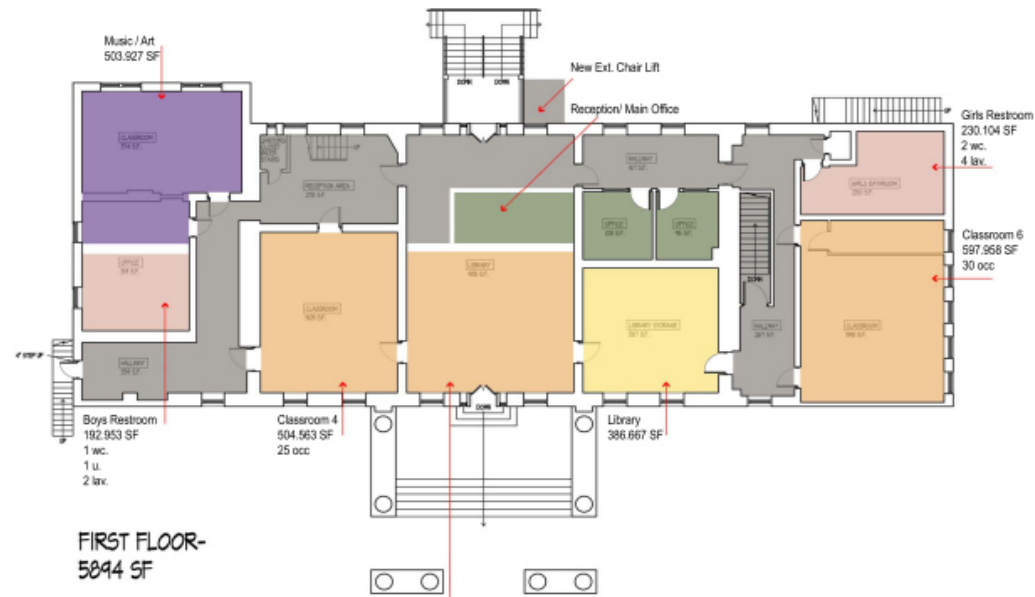
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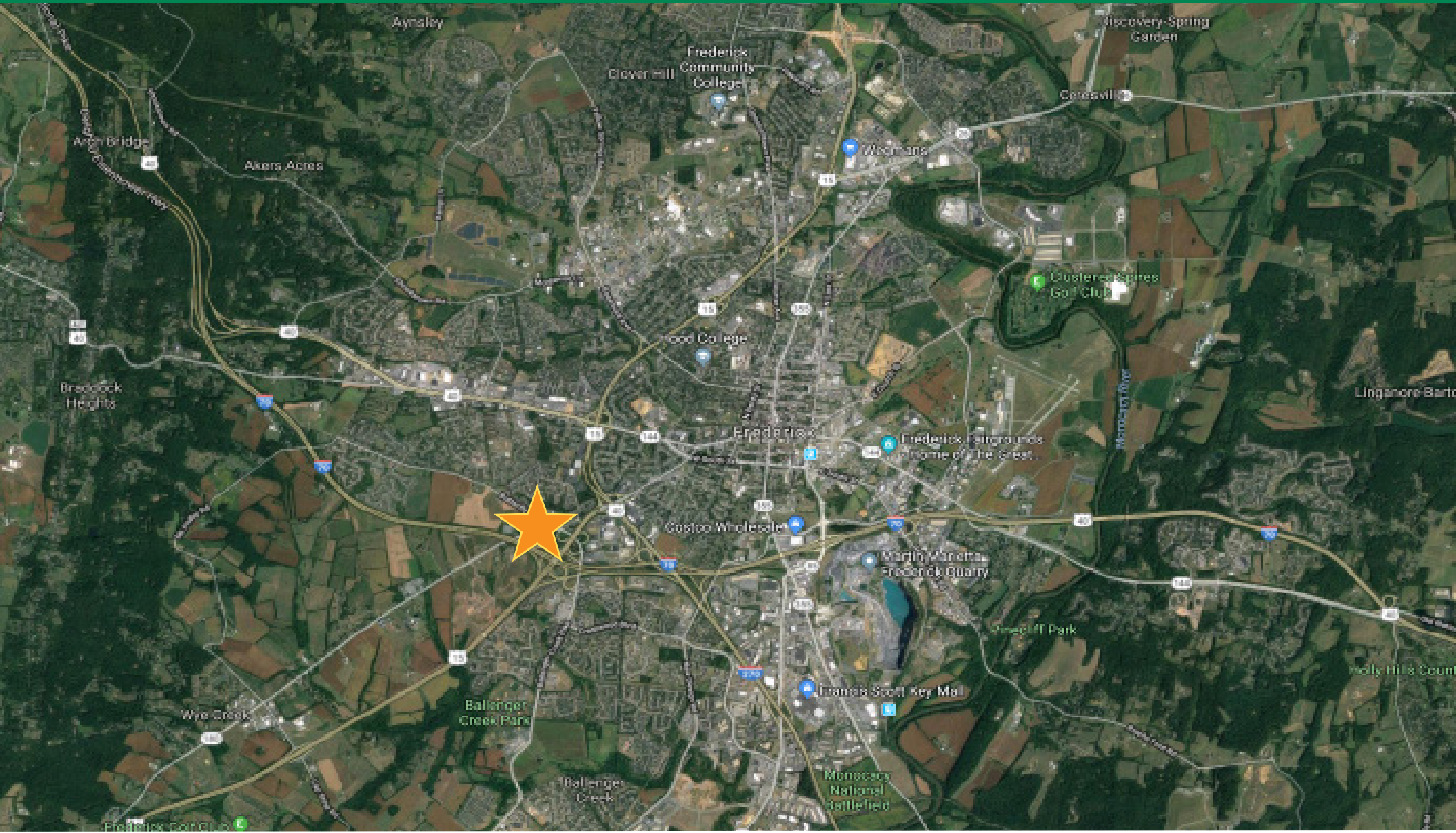


# THE OFFERING

Become a part of history by leasing an 18th century mansion, located in Frederick, Maryland. Prospect Hall is home to well-known visitors such as George Washington and Harry Truman. In later years, the mansion was reconstructed as a Catholic Prep school from 1958 to 2013.



# AERIAL OVERVIEW



# PROPERTY DETAILS

**Location:** 889 Butterfly Lane, Frederick, Md 21703

**Available:**

- Newly renovated historic mansion with 16,000sf of space. Additional land available for future expansion.
- Newly renovated historic mansion with 17,000 sf of space. Additional land available for future expansion.

**Pricing:**

\$750,000

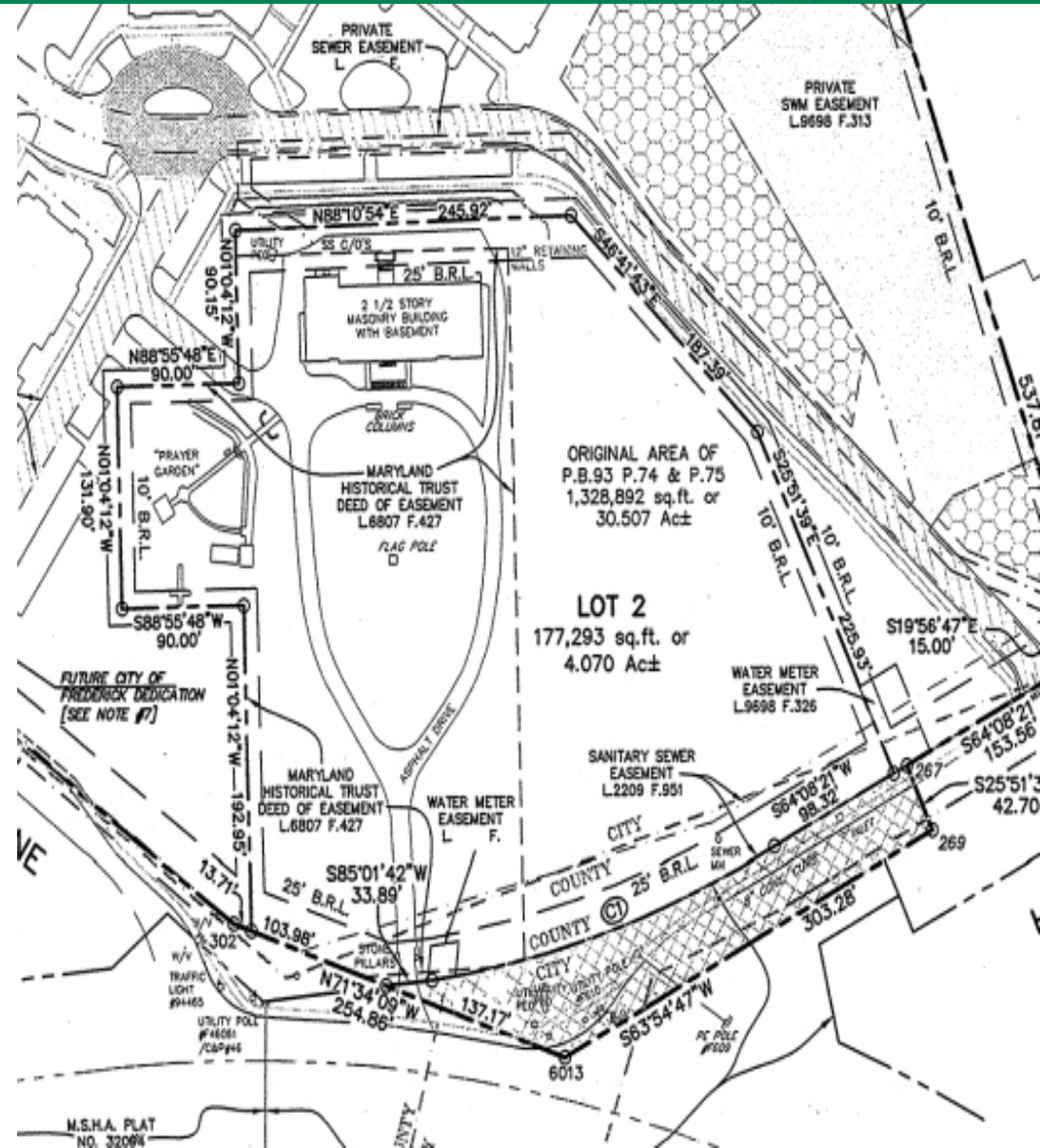
**Status:** Exterior renovation complete

**Utilities:** Public water and sewer

**Pad Sites:** Available for sale or ground lease. Tenant or buyer to complete site improvements.

**Additional Details:**

Located along Whitehall Road with easy access to and from Route 50. One of the last exits prior to reach the Chesapeake Bay Bridge when headed east.



# PROPERTY HIGHLIGHTS

## Highlights:

- Original construction of the mansion was completed around 1810
- Visitors of the mansion included George Washington and Harry Truman
- The mansion is situated on the highest point of elevation in the City of Frederick
- Former home to St. John 's Literary Institution also known as St. John's Catholic Prep

## Location:

Located at the intersection of Butterfly Lane and Jefferson Pike (Route 180) in Frederick, with close proximity to the Golden Mile, Historic Downtown Frederick, Jefferson Tech Park, and much more. Easy access to interstates I-70 and I-270, and US 15.

## Zoning:

R-12 (Residential)

**Potential Uses:** Office space, school, assisted living, business park, daycare, bed and breakfast and more.



# TRANSACTION DETAILS



## Letters of Intent

Terms: Sold "AS IS"

Feasibility Period: No longer than 45 days

Cooperating Brokerage: 2.5%

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.