RG REALTY INC.

INVESTMENT OVERVIEW | HAGERSTOWN, MD



DOWNTOWN MIXED-USE INVESTMENT

154-158 South Potomac Street

Arts & Entertainment District

$1,400,000

Asking price checked November 17, 2026

10 units

9 residential / 1 commercial

12,736 sq ft

Listed gross building area

3-bay garage

Detached garage

A four-story brick building with residential and commercial space, separate electric meters and a detached garage on a listed 0.22-acre parcel.

Property highlights

- Arts & Entertainment District location.
- Listed CC-MU: City Center - Mixed Use zoning.
- Individually metered electric service.
- Downtown university, library, sports and events amenities.

Listed unit mix

3 bedrooms / 1 bathroom	**5**
1 bedroom / 1 bathroom	**3**
2 bedrooms / 1 bathroom	**1**
Commercial space	**1**

Occupancy: The existing offering describes the property as fully leased. Request a current rent roll to confirm occupancy, lease terms and collections. A dated rent roll has not been verified for this overview.

Review the building and the operating records

Request income and expense records, utility responsibilities, garage use details, improvements and potential capital needs. No verified NOI, cap rate or investment return is presented.

Request investment information and photographs

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hagerstowncommercialrealestate.com

Updated November 17, 2026 from the RG Realty listing (Bright MLS) and the September 16, 2026 overview. Price, availability, measurements, zoning, permitted uses, occupancy and financial information are subject to verification. Photo reproduced from the prior overview; photo date not confirmed.