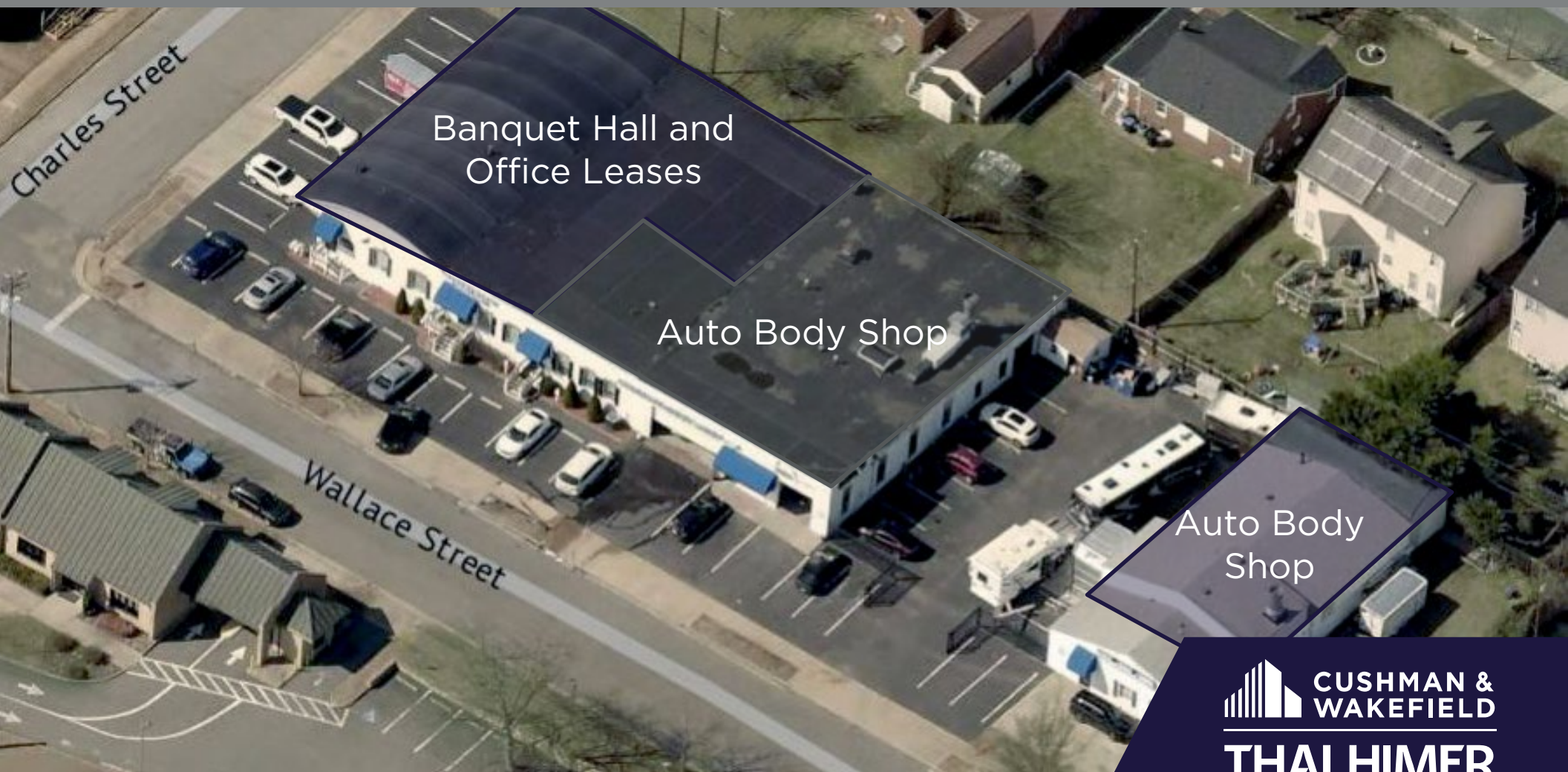


309 & 325 Wallace Street

Fredericksburg, VA

16,116 SF SPACE AVAILABLE | TWO BUILDINGS | FOR SALE



WILSON GREENLAW, CCIM, SIOR | wilson.greenlaw@thalhimer.com | 540 322 4156

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309 & 325 Wallace Street

Fredericksburg, VA

16,116 SF SPACE AVAILABLE | TWO BUILDINGS | FOR SALE

PREMISES

- Well located automotive repair shop.
- Diverse property with income producing offices.
- Great opportunity for a business seeking automotive repair location in Fredericksburg.
- Visibility from Rte 1, Emancipation Highway.
- Upside potential by creating additional office rental area.
- Includes fenced storage lot.

Available Space:	309 Wallace St: 3,444 SF 325 Wallace St: 12,672 SF
Price:	\$2,100,000
Bays	6 total
Timing:	Immediate

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,796	56,067	104,188
Avg. HH Income	\$125,597	\$135,496	\$136,945
Daytime Population	16,869	72,748	117,971



309 & 325 Wallace Street

Fredericksburg, VA

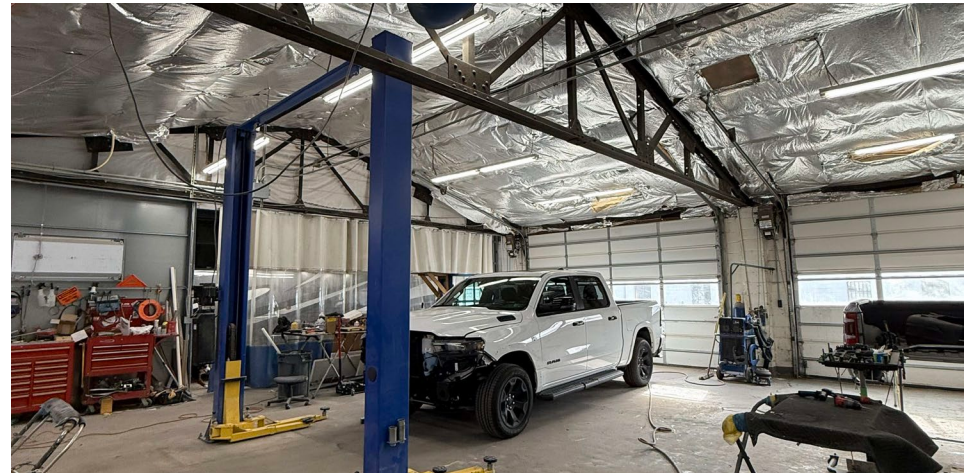
AERIAL



309 & 325 Wallace Street

Fredericksburg, VA

PHOTOS



309 & 325 WALLACE ST

Fredericksburg, VA

For more information, please contact:

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