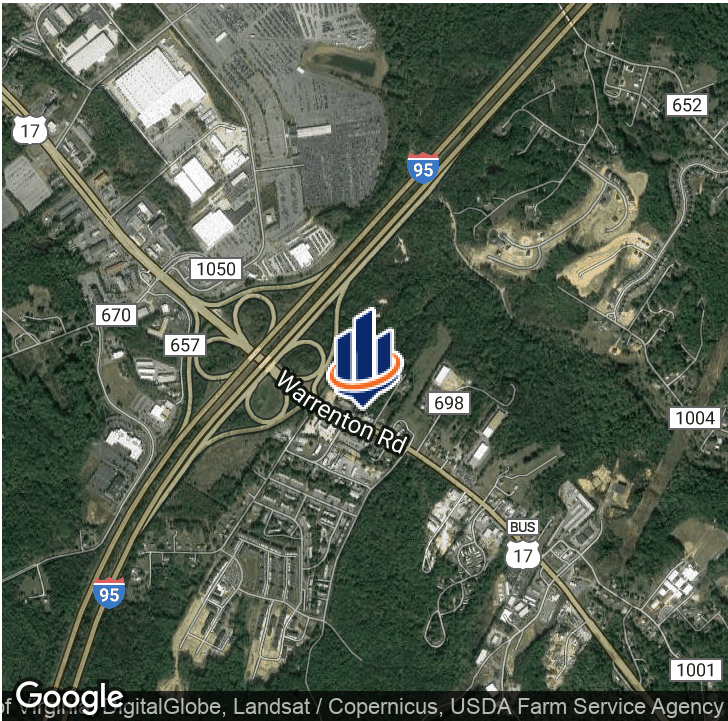




For Sale

Fredericksburg, VA 22405



SALE PRICE **\$1,000,000**

OFFERING SUMMARY

Year Built: 1994

Property Type Convenience Store

Building Size: 1,232 SF

Price / SF: \$811.69

PROPERTY OVERVIEW

1 +/- AC in one of Fredericksburg's Busiest Corridors
372 Warrenton Avenue, Fredericksburg, VA

PROPERTY HIGHLIGHTS

- Former Gulf Station Direct access to Route 17
- Additional land available totaling 50 acres. Potential residential, hotel, storage facility, multi-family apartments, etc.
- Last undeveloped site on I-95 and Route 17; highly visible for c-store, fast food, pharmacy, multi-tenant retail, hotel, restaurant
- Water and sewer available

Phillip Baxter
Senior Vice President
804.822.3131
phillip.baxter@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.