



**FOR SALE**

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## **406 AMELIA ST**

Fredericksburg, VA 22401

### **PROPERTY HIGHLIGHTS**

- Walkability to William and Caroline Street Restaurants
- Convenient to City Offices, Courthouses and Train Station
- Off Street Parking Included
- Contains Nine (9) Offices plus Conference Room and Break Room

**Jonathan Gardner**  
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**VAKOS REAL ESTATE SERVICES**

• 540.898.3242

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10333 Southpoint Landing Blvd

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<http://www.vakosreservices.com>

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# 406 AMELIA ST

Fredericksburg, VA 22401



## PROPERTY DESCRIPTION

Available to the market for the first time since 1979 is a freestanding two-story office building centrally located in the core of Downtown Fredericksburg. 406 Amelia Street has served as a law office for decades, and would aptly serve any number of professional office uses. Most recently renovated in 2001 to include an addition and upgraded porch and deck areas. The building has 9 private offices, two restrooms, a conference room and (unlike many early 1900s properties in Fredericksburg) has plenty of storage space.

## OFFERING SUMMARY

Sale Price:	\$879,900
Number of Units:	1
Lot Size:	3,350 SF
Building Size:	2,669 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	521	1,546	4,208
Total Population	1,062	3,134	10,358
Average HH Income	\$145,103	\$148,446	\$123,550

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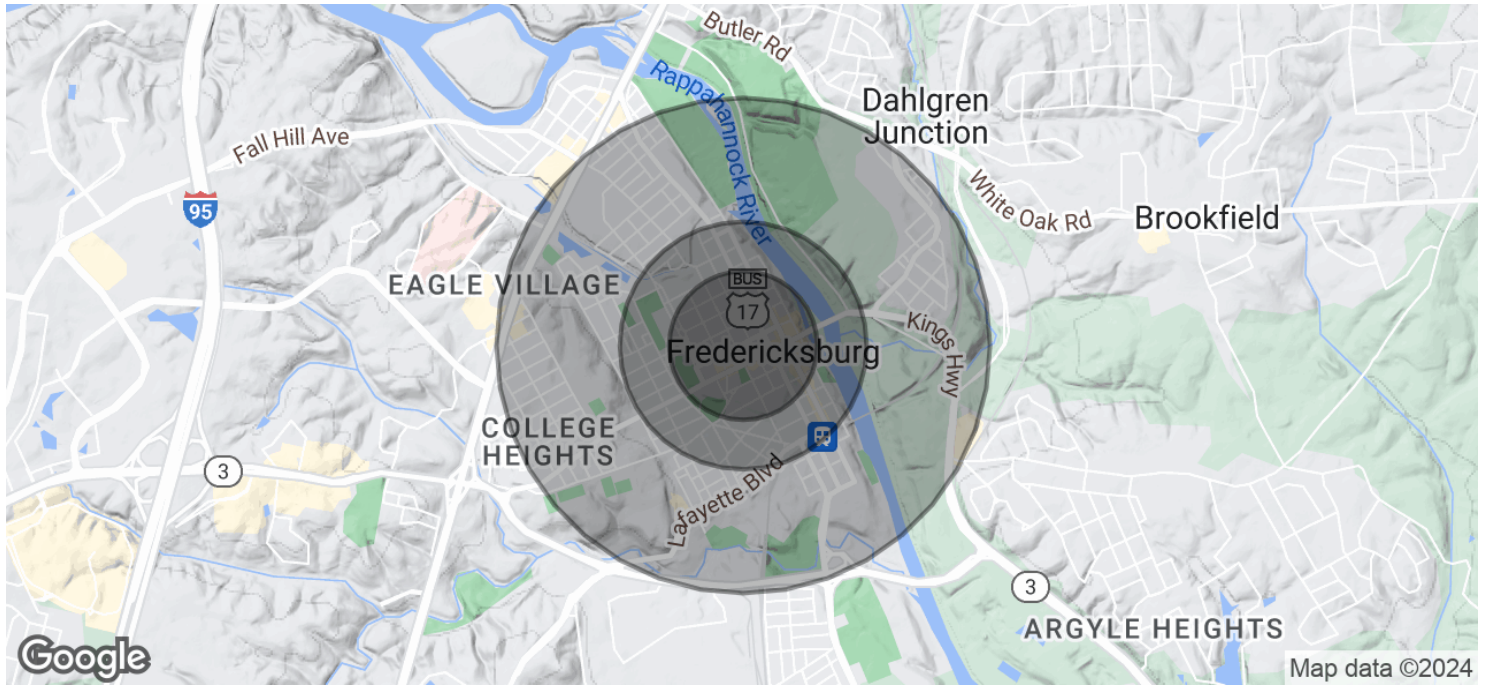
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,062	3,134	10,358
Average Age	46	44	39
Average Age (Male)	45	44	38
Average Age (Female)	47	45	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	521	1,546	4,208
# of Persons per HH	2	2	2.5
Average HH Income	\$145,103	\$148,446	\$123,550
Average House Value	\$771,809	\$766,858	\$635,650

Demographics data derived from AlphaMap

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## LOCATION DESCRIPTION

If William Street serves as the main entry street to the heart of downtown, at the very least, Amelia Street serves as the main point of egress from downtown for those headed back to Route 1 and Route 3. As a result, the street offers heavy traffic and visibility to its occupants. 406 Amelia Street is located directly amidst that Downtown "heart", as little as one block removed from the various high density development projects such as Amelia Square (22 luxury brownstones and Sedona Taphouse) and William Square (85 apartments, 98 hotel rooms, 321 space parking deck), and mixed use commercial such as Liberty Place (Harry's Downtown, Atlantic Union Bank, Mellow Mushroom, Blue Cow Ice Cream). This central location for 24/7 amenities makes 406 Amelia Street an ideal small business office location. Located in the Historic District, the property includes four (4) parking spaces dedicated for exclusive use Monday-Friday 8 am - 5 pm.



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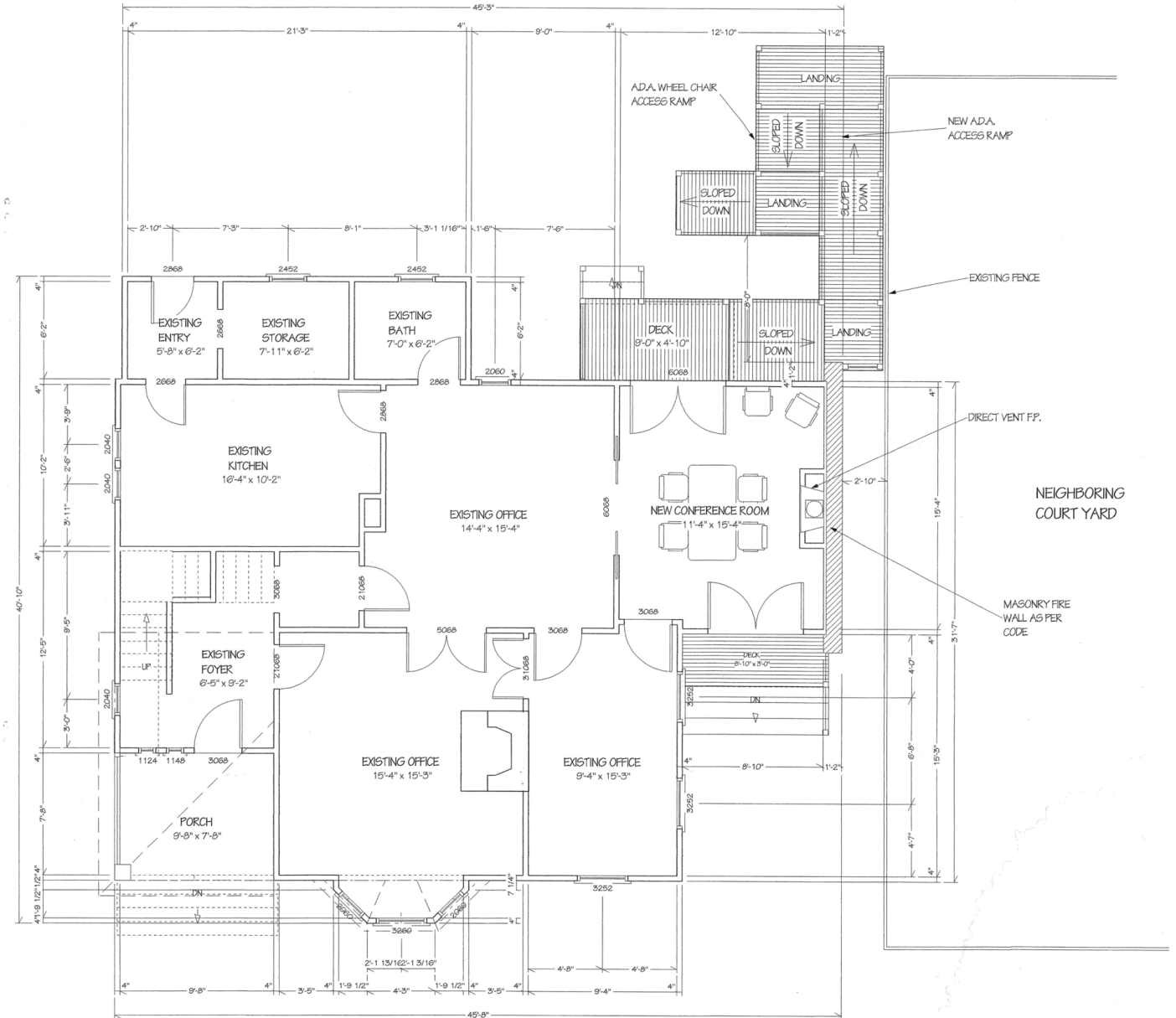
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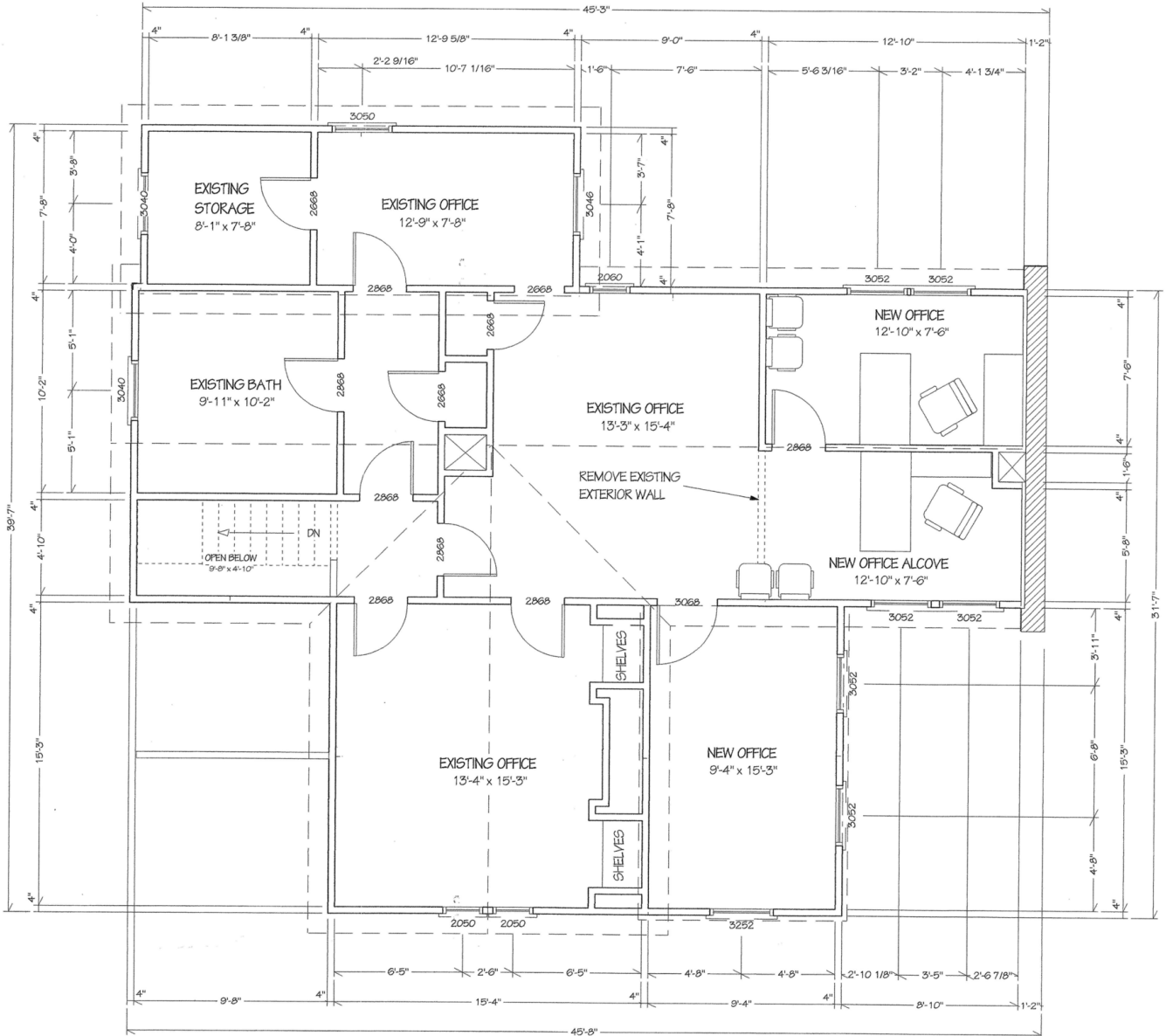
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