

THE PRINCESS ANNE BUILDING

904 PRINCESS ANNE STREET

Fredericksburg, VA 22401

AVAILABLE FOR SALE



OWN A PIECE OF
FREDERICKSBURG'S HISTORY!

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FEATURES

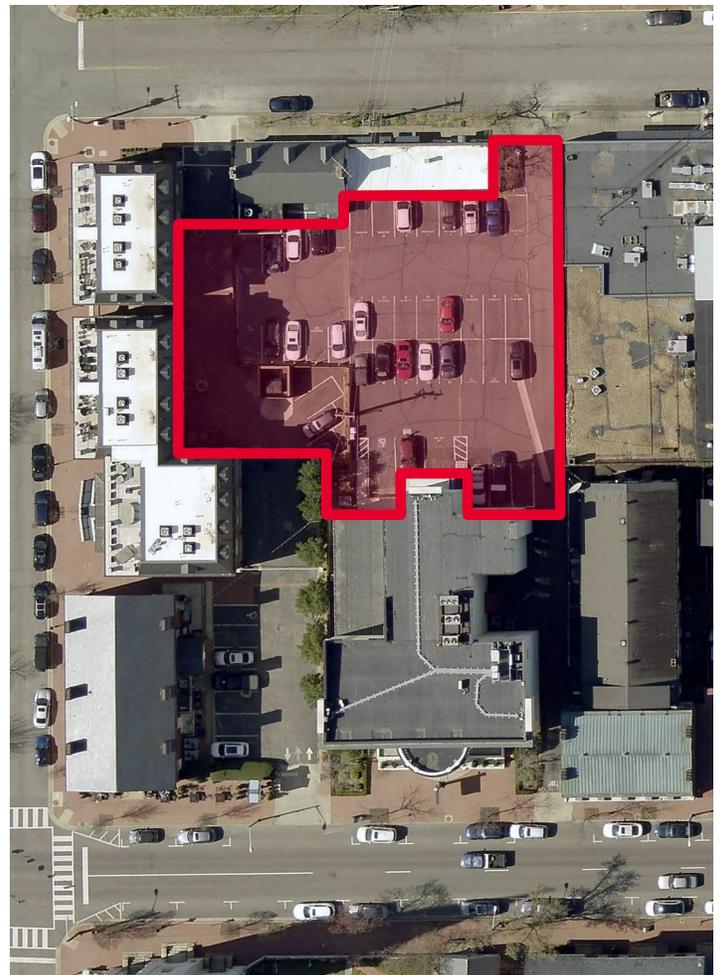


Property Features

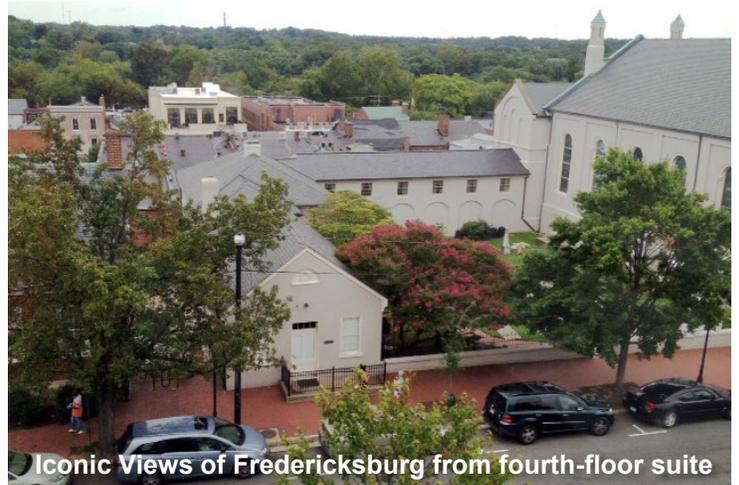
Building Size:	28,650 on 0.58 AC
Asking Price:	Negotiable
NOI:	NDA Required
APN:	65-904
Timing:	Available Immediately

***Located in the heart of Historic
Downtown Fredericksburg***

- Five story office building with elevator available only two blocks from the courthouse
- One of Fredericksburg's most iconic buildings
- Off-street parking lot conveys for additional income
- Please contact brokers for OM

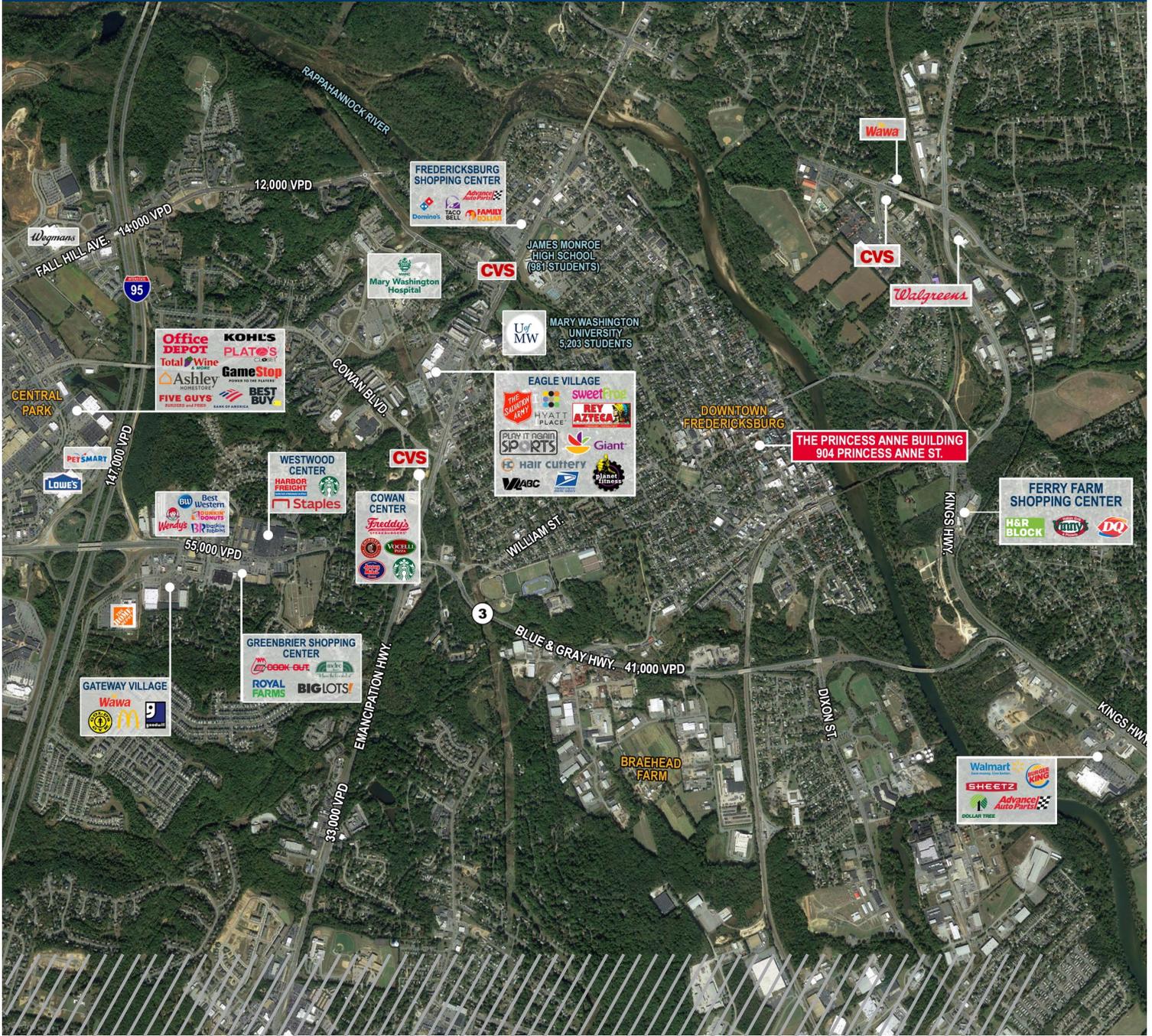


PHOTOGRAPHY



	1 Mile	3 Miles	5 Miles
Population	9,985	58,229	106,726
Daytime Population	18,503	69,071	118,450
Average H.H. Income	\$118,179	\$125,263	\$124,630

AERIAL



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