

SALE - MIXED USE

226 CAMBRIDGE ST

226 Cambridge St Fredericksburg, VA 22405



PROPERTY DESCRIPTION

FOR SALE - RARE MIXED USE INCOME PRODUCING PROPERTY

2 Car Lots

4 Residential Buildings with 6 Newly Renovated Units Located behind dealerships

Car Dealerships & Residential Units Generate over \$21,000 a month

Excess Land to Develop

LOCATION DESCRIPTION

Park over 93 Cars Total

Located on Rt 1 just 3/4 of a mile from Downtown Fredericksburg

Excellent Frontage on Rt 1

Only 15 minutes to Manheim Auto Auction

OFFERING SUMMARY

Sale Price:	\$3,400,000
CAP Rate	7.25%
Lot Size:	9 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,926	32,707	88,537
Total Population	51,973	87,614	255,402
Average HH Income	\$131,110	\$134,066	\$147,289

Carl Braun
(540) 842-7551

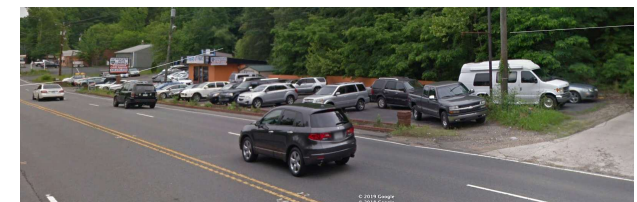


COLDWELL BANKER
COMMERCIAL
ELITE

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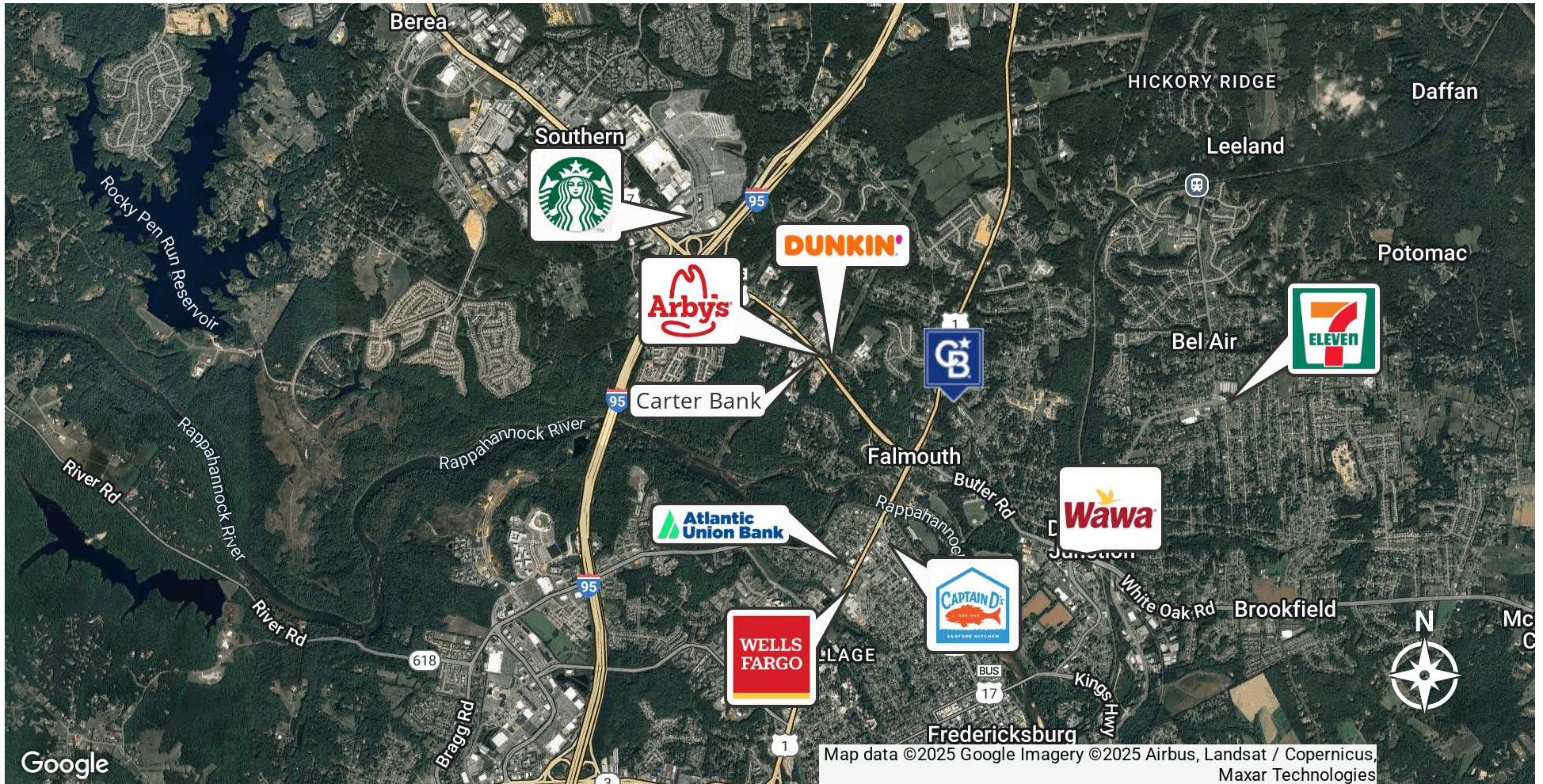


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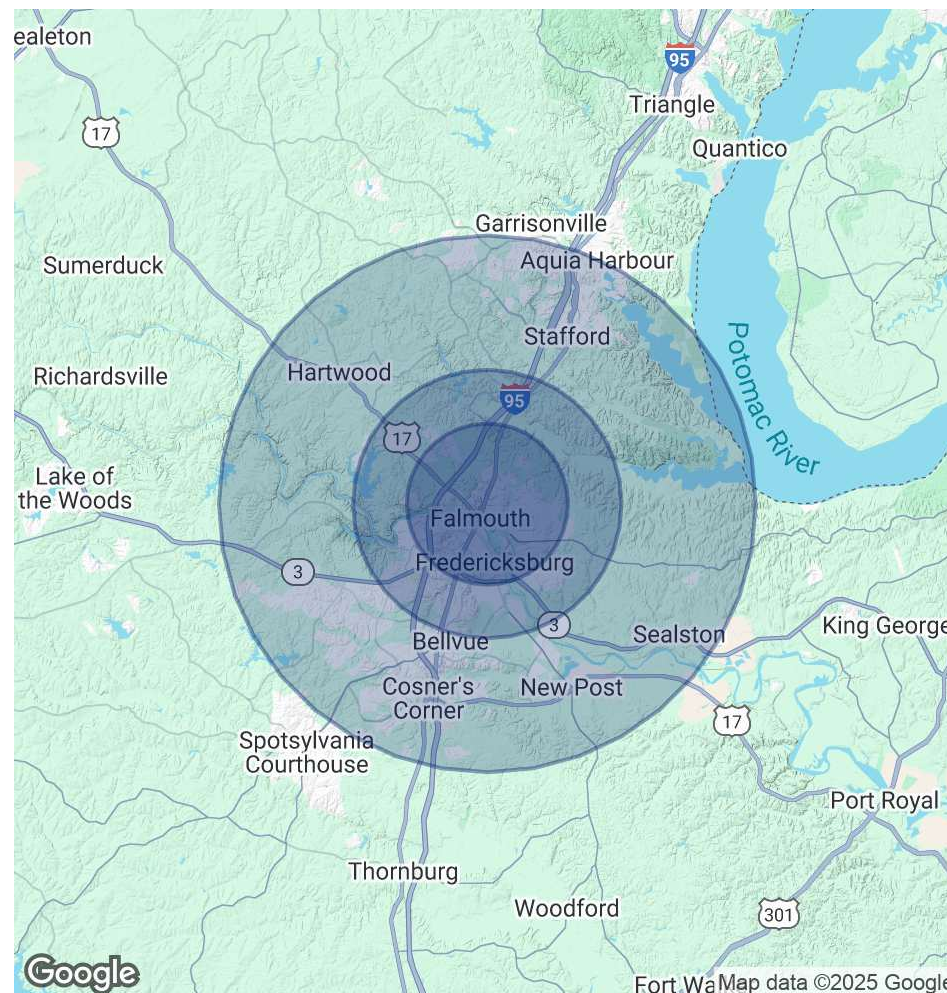
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	51,973	87,614	255,402
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,926	32,707	88,537
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$131,110	\$134,066	\$147,289
Average House Value	\$511,616	\$498,782	\$494,888

Demographics data derived from AlphaMap



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