



OFFICE INVESTMENT OPPORTUNITY

205-A & 206 WALLACE LN | FREDERICKSBURG, VA

**6,800 SF | DEDICATED 0.39 AC PARKING LOT | STRATEGIC LOCATION
FOR SALE | \$1.2M | C-3**

Office Investment Opportunity

PROPERTY DETAILS

ADDRESS	205-A & 206 Wallace Ln, Fredericksburg, VA
COUNTY	Spotsylvania County
PROPERTY TYPE	Office Building
ZONING	C-3
TOTAL GLA	6,800 SF
BUILDING CLASS	B
PRICE	\$1,200,000



STRATEGIC LOCATION

TWO-STORY BUILDING

PRIME INVESTMENT

Introducing 205-A Wallace Ln, a prime investment opportunity in Fredericksburg, VA. This well-appointed 6,800 SF office building is ideally positioned in a C-3 zoned area, offering immense potential for the savvy investor. Boasting an attractive mix of versatile office spaces, this property caters to a wide range of business needs. Additionally, the property includes a .39-acre parking lot located across Wallace Lane from the building, providing ample parking for tenants and visitors. With its strategic location, ample space, and favorable zoning, 205-A Wallace Ln presents an exceptional chance to capitalize on the thriving commercial real estate market in the Fredericksburg area. Don't miss out on this promising investment prospect.

PROPERTY HIGHLIGHTS

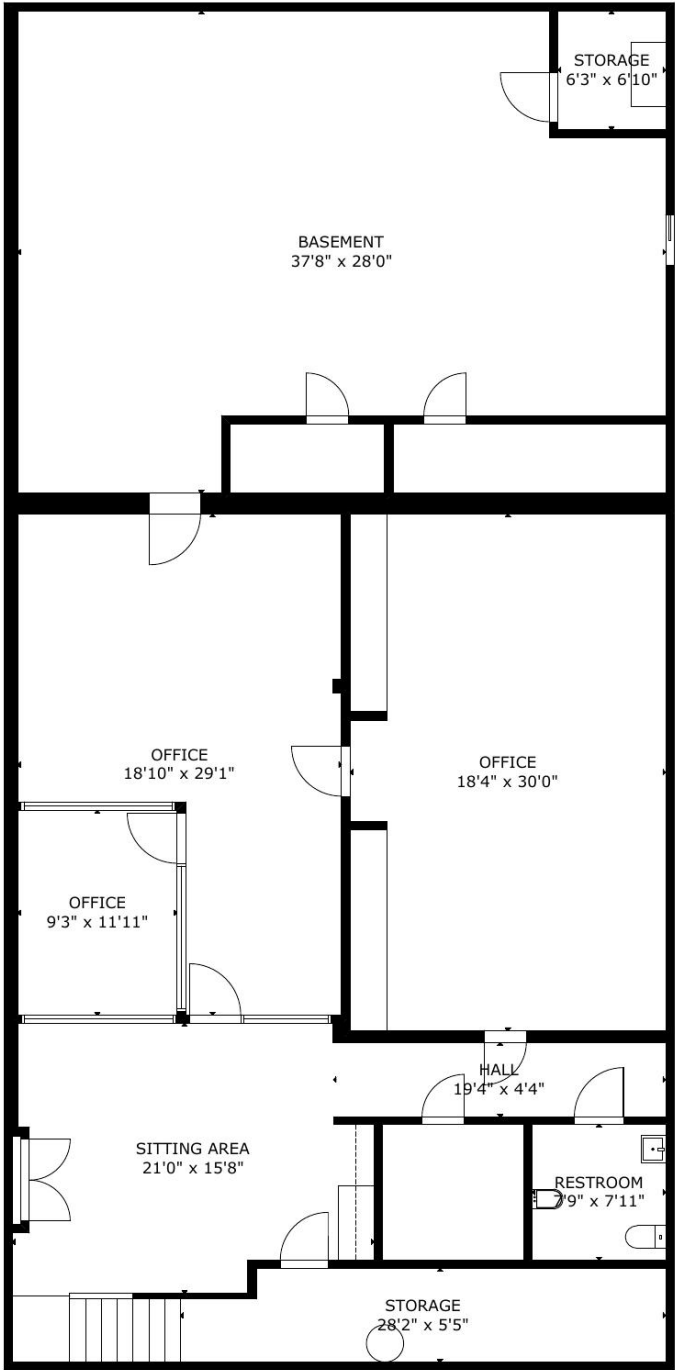
- First Floor: 7 private offices, large open workspace, and kitchenette
- Lower Level: 3 offices plus a 1,058 SF storage room
- Dedicated parking parcel provides added convenience for employees, clients, and visitors
- Flexible interior layout suitable for a variety of professional office users
- Substantial storage capacity for files, equipment, inventory, or operational needs
- Building systems and security features support day-to-day business continuity and property management
- Fredericksburg location provides access to the broader regional commercial market
- Combination of office space, storage, parking, and C-3 zoning creates multiple occupancy and investment possibilities

KEY HIGHLIGHTS

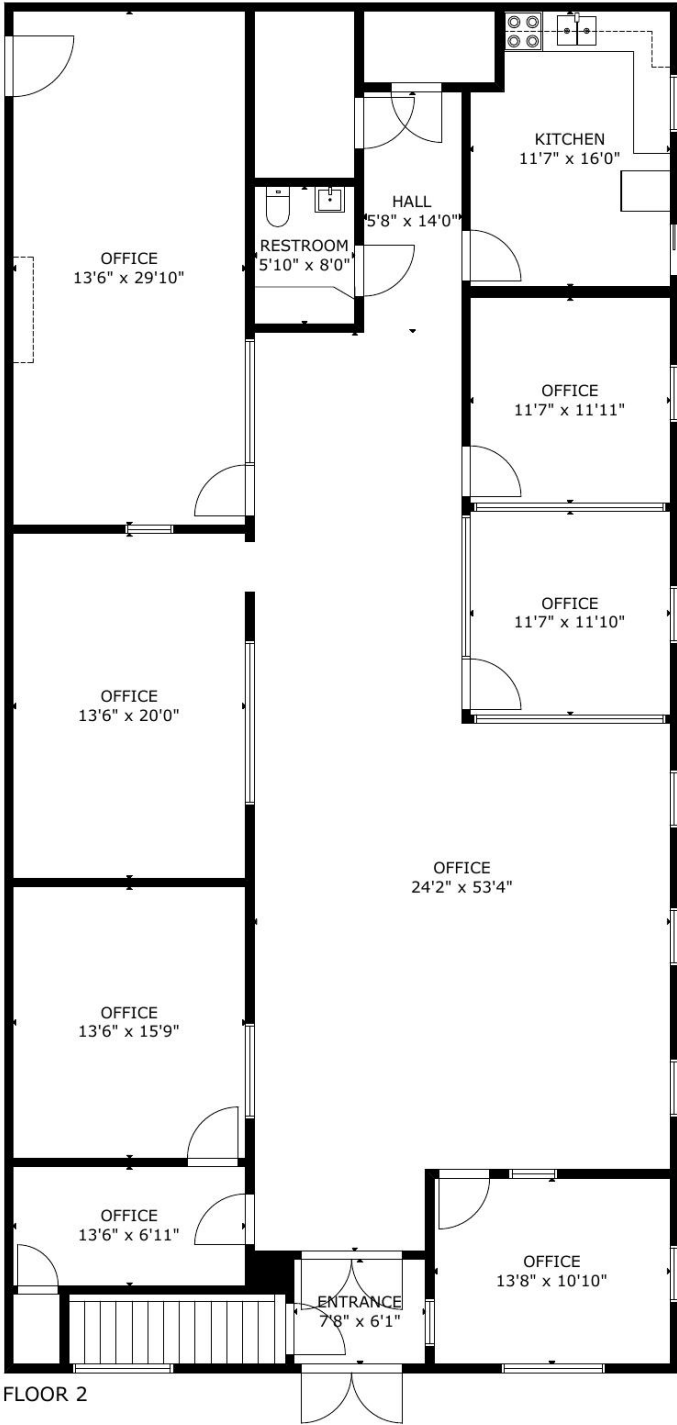
- 6,800 SF office building in Fredericksburg, VA
- C-3 zoning offering flexible commercial use potential
- Additional .39-acre parking lot located across Wallace Lane
- Versatile two-level office configuration
- Elevator access between floors
- Generac backup generator
- Interior and exterior security system
- Strong opportunity for an owner-user or investor

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population	6,386	56,284	124,793
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households	2,562	22,102	47,068
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$119,310	\$115,338	\$122,708



FLOOR 1



FLOOR 2



3-D TOUR









Harrison Rd

206 WALLACE LN
PARKING LOT
0.39 AC

205-A WALLACE LN
BUILDING
0.38 AC

Hertz

ExtraSpace
Storage

Patriot Hwy (Route 1)

Wawa

enterprise

OFFERING MEMORANDUM

OFFICE INVESTMENT OPPORTUNITY

205-A & 206 WALLACE LN | FREDERICKSBURG, VA

FOR MORE INFORMATION PLEASE CONTACT:



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