

# SALE

## PRICE REVISION & OWNER FINANCING!

520 Wolfe St Fredericksburg, VA 22401



**SALE PRICE**

**\$775,000**

**Donny Self, CCIM**

(540) 842-6202

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





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### PROPERTY DESCRIPTION

2,734 sf Retail/Flex Building for Sale in the city of Fredericksburg

### PROPERTY HIGHLIGHTS

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- Prime Location: Two retail showrooms and a 51' x 31' warehouse in the rapidly growing Fredericksburg area.
- Ample Storage & Space: Four large storage areas, second-floor office, plus a 754 sq. ft. studio.
- Easy Access: Features roll-up garage door, skylights, and 200 AMP electrical service.
- Flexible Zoning: CM zoning allows for a wide range of business uses.
- Affluent Market: Located in a thriving area with a strong base of affluent customers and businesses.
- Future Growth Potential: Positioned in a rapidly expanding market, offering long-term investment opportunities as the area continues to develop.

### OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	0.12 Acres
Building Size:	2,734 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,241	40,067	80,734
Total Population	56,745	107,401	230,613
Average HH Income	\$135,559	\$132,488	\$143,936

### 3D-TOUR

<https://regarday-llc.aryeo.com/sites/520-wolfe-st-fredericksburg-va-22401-13610191/branded>

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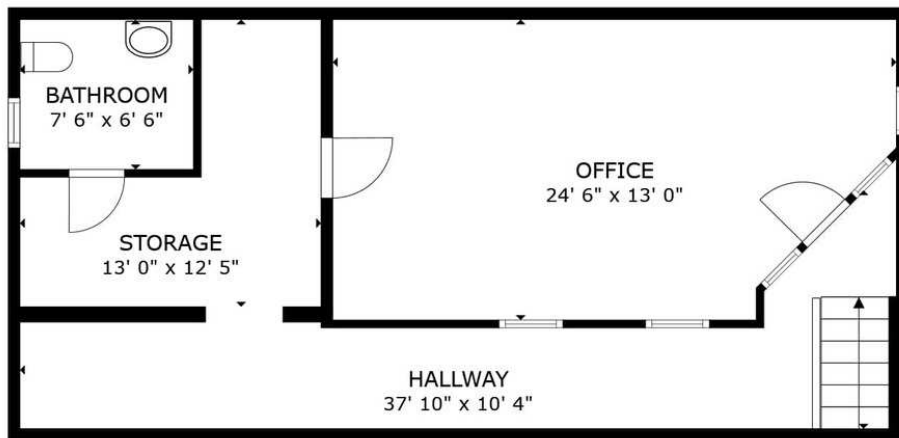


FLOOR 1

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### FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 2,065 sq.ft. FLOOR 2 669 sq.ft.  
EXCLUDED AREAS : GARAGE 754 sq.ft.  
TOTAL : 2,734 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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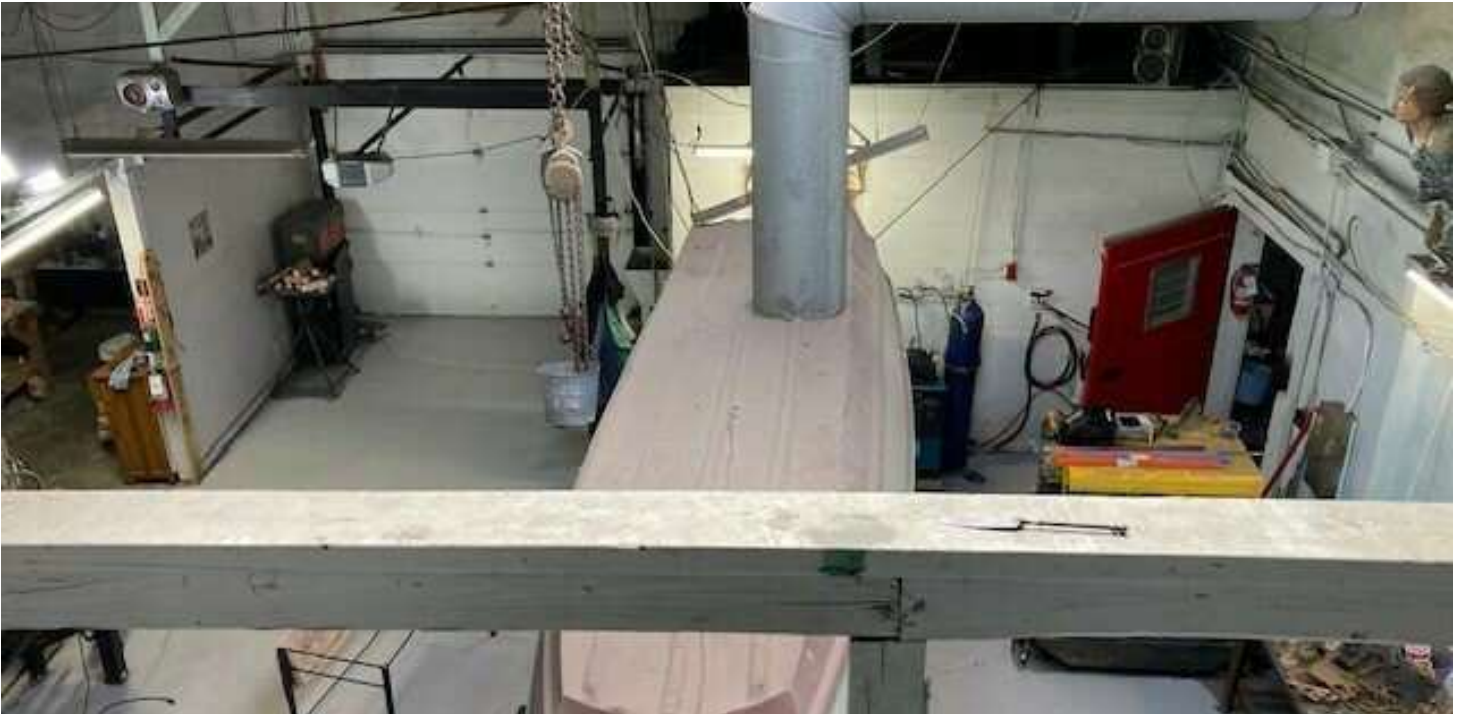
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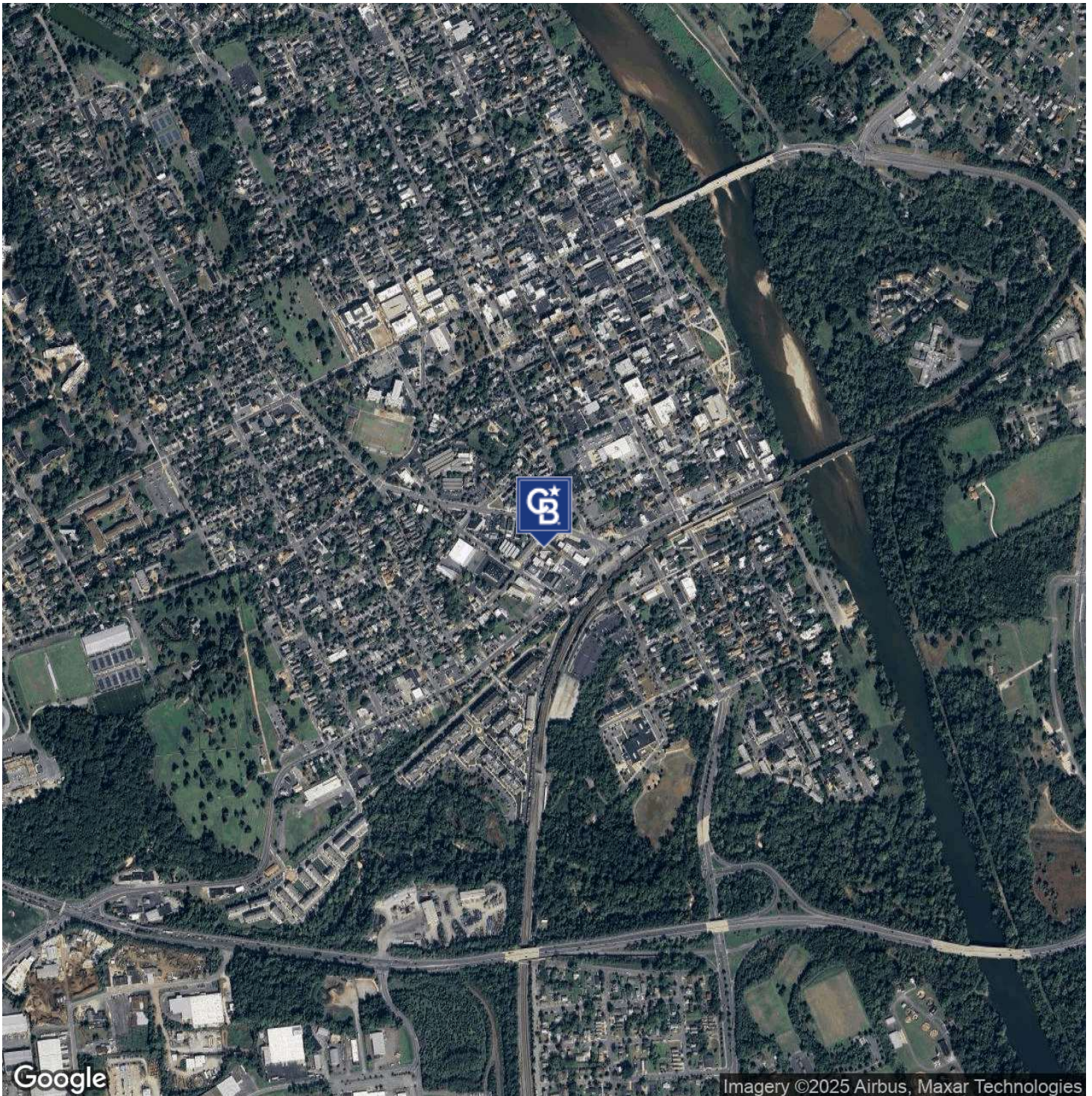
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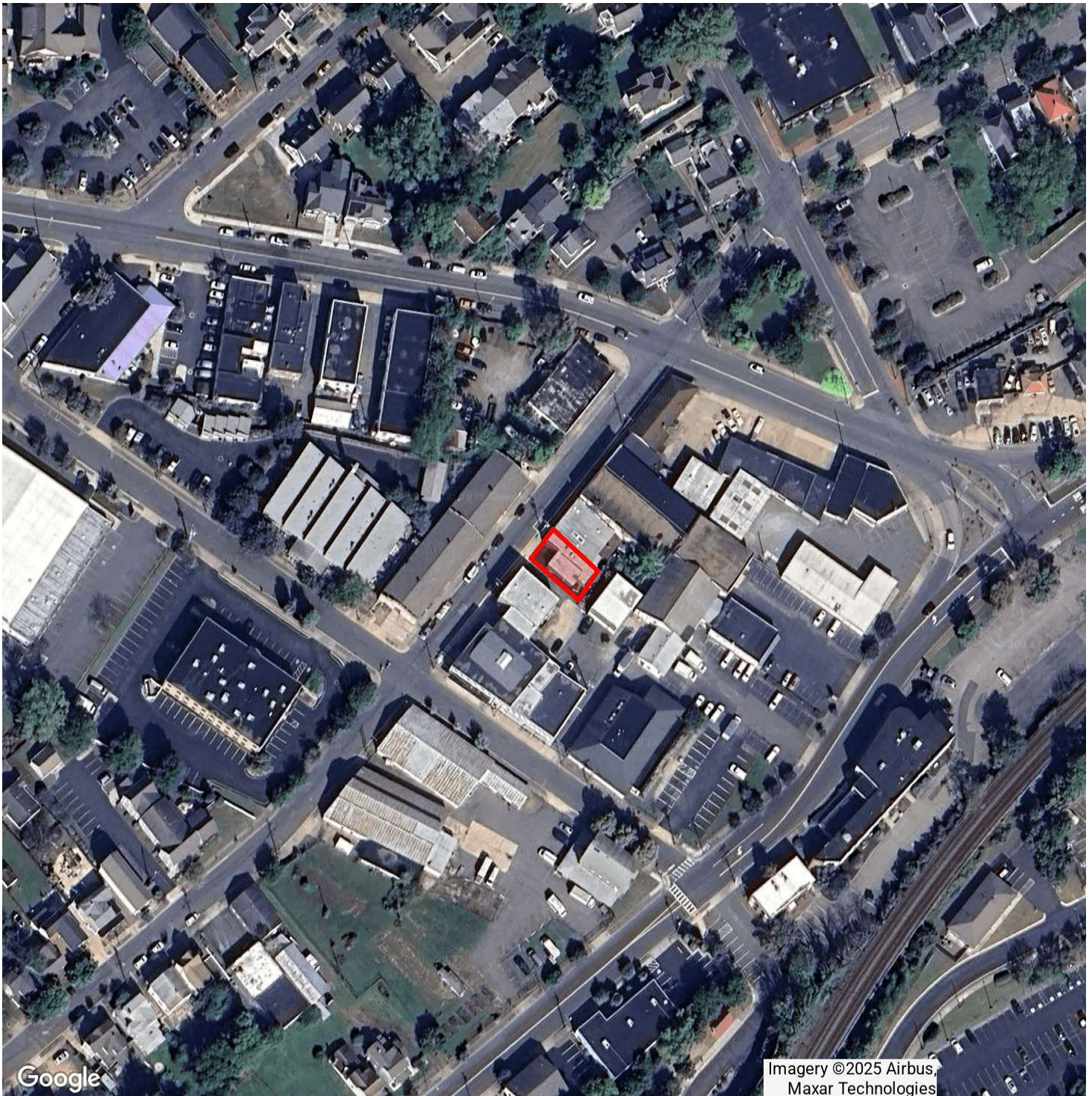
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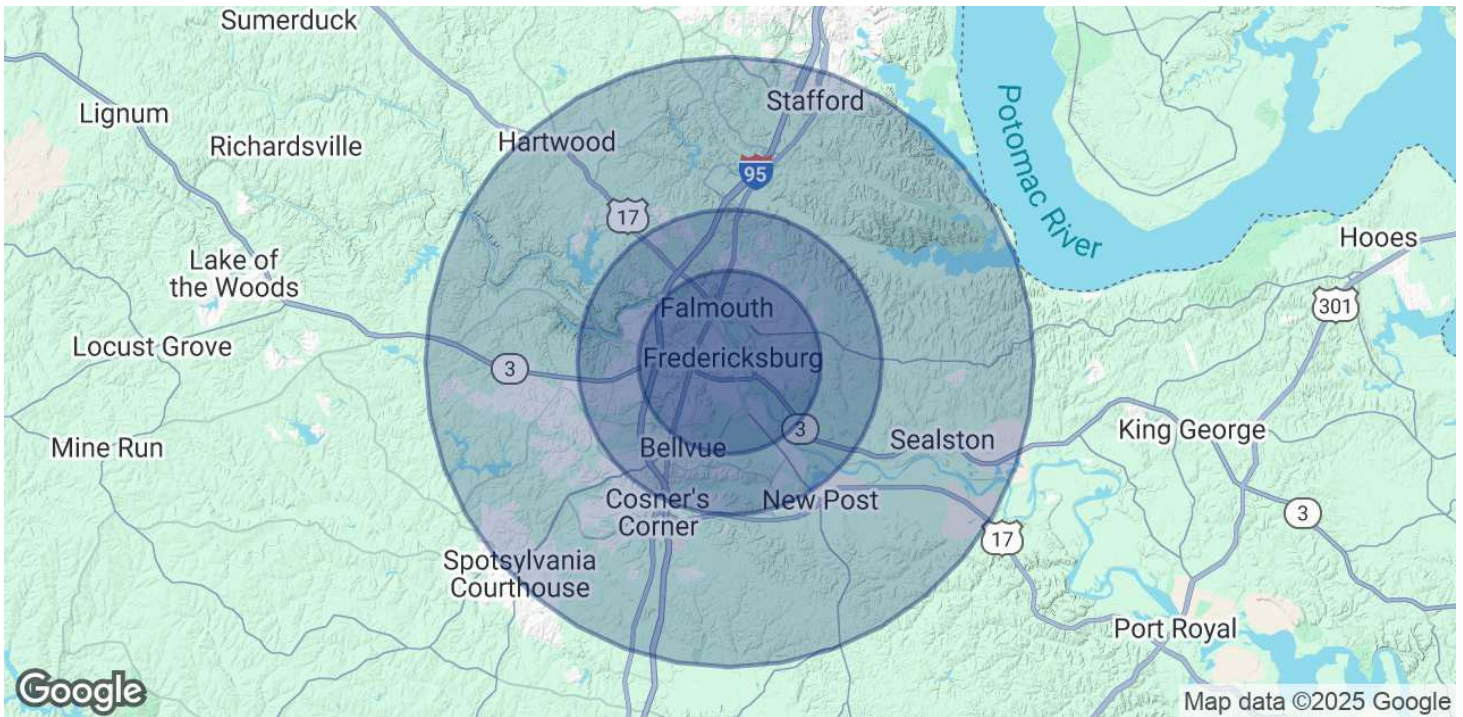
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### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Population	56,745	107,401	230,613
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Households	21,241	40,067	80,734
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$135,559	\$132,488	\$143,936
Average House Value	\$504,389	\$469,863	\$484,938

Demographics data derived from AlphaMap

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### **DONNY SELF, CCIM**

Senior Sales Associate

[dself@coldwellbankerelite.com](mailto:dself@coldwellbankerelite.com)

Direct: (540) 842-6202 | Cell: (540) 842-6202

### **PROFESSIONAL BACKGROUND**

Donny Self – Senior Sales Associate, Coldwell Banker Commercial Elite

With a proven track record of success, Donny Self is a top-performing Senior Sales Associate at Coldwell Banker Commercial Elite. Recognized in the top 2% of Coldwell Banker Commercial (CBC) Sales Associates worldwide, Donny is a results-driven expert specializing in commercial investment sales, acquisitions, retail leasing, and landlord/tenant representation.

Donny's deep industry knowledge and CCIM (Certified Commercial Investment Member) designation position him as a trusted advisor for investors, landlords, and tenants seeking prime commercial opportunities. His ability to negotiate and close high-value deals has earned him multiple accolades, including the CBC Circle of Distinction Silver and Bronze Awards.

His extensive client portfolio includes national and regional brands such as McDonald's, Panera Bread, Verizon, Taco Bell, Firehouse Subs, AutoZone, and more, making him the go-to expert for businesses looking to expand or invest in commercial real estate.

With a strategic mindset, market expertise, and a results-oriented approach, Donny Self is the partner you need to maximize your real estate investments and secure premium locations for your business.

Looking for the right commercial property or investment opportunity? Contact Donny Self today!

### **EDUCATION**

Donny holds a Bachelor of Science Degree in Business Administration from the University of Mary Washington, and is a native of Fredericksburg.

### **MEMBERSHIPS**

Mr. Self is an active member of the International Council of Shopping Centers

**Elite**  
990 Bragg Rd  
Fredericksburg, VA 22407  
540.786.1402

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