BUSINESS OPPORTUNITY IN LAKE ANNA









PRIME LOCATION

- 1 ACRE ZONED C-2
- 6000+ SQ FT WORKSHOP/WAREHOUSE SPACE
- 2000+ SQ FT FINISHED OFFICE/LIVING SPACE
- 22 FT CEILINGS & 400 AMP SERVICE
- MULTIPLE FLEX SPACE AREAS & PLENTY OF PARKING
- 4 TRUCK BAYS, TRUCK LIFT, AND 36 X 12 POLE BARN
- EXCELLENT BUSINESS LOCATION- ACCESS OFF THE MAIN RD RT 208/CLOSE TO DOWNTOWN LAKE ANNA

CONTACT: 540-479-9200

CALL FOR MORE INFORMATION CALL OR INOUIRE ON LOOPNET

1875 New Bridge Rd Mineral VA 23117

LAKEANNAPROPERTY.COM











Customizable Office/Living Space

MAIN LEVEL FEATURES:

- 1 BATHROOM
- 2 OFFICE /RECEPTION AREAS
- WAREHOUSE/WORKSHOPS

SECOND LEVEL FEATURES:

- FULL KITCHEN
- LVP FLOORS
- TILE BATH W/ SHOWER
- 2 ADDITIONAL ROOMS
- OPEN AREA

INVESTMENT OPPROTUNITY
1875 NEW BRIDGE RD MINERAL VA 23117

EXCELLENT LOCATION WITH FULLY CUSTOMIZABLE FLEX SPACE WITH OFFICE AREA AND WAREHOUSE. 4 BAYS. 1 TRUCK LIFT. 22FT CEILINGS IN MAIN WAREHOUSE/16FT CEILING IN BACK ADDITION. LED LIGHTING AND SO MUCH MORE. BUILDINGS LESS THAN 7 YEARS OLD. INQUIRE FOR MORE INFORMATION.

\$3,600,000

CONTACT US: 540-479-9200 JENNSELLSVA@GMAIL.COM

WWW.LAKEANNAPROPERTY.COM