



**COLDWELL BANKER  
COMMERCIAL  
ELITE**



Fully Leased Mixed-Use Investment in Fredericksburg

**FOR SALE**

Price: \$900,000  
Square Footage: 5,309

1802, 1804, 1806 Fall Hill Ave & 607 Stuart St, Fredericksburg, VA 22401

# PROPERTY OVERVIEW

Unlock a rare opportunity to own a fully leased, income-producing mixed-use asset in the heart of Fredericksburg's growth corridor. Spanning over 5,300 SF across two lots, this well-maintained property includes four stabilized residential units and a long-standing retail storefront, generating over \$84,000 in annual net income with recent renovations and full occupancy. Located just blocks from the University of Mary Washington, downtown Fredericksburg, the VRE station, and the FredNats minor league stadium, it benefits from steady demand and walkable amenities. With the potential to convert the 1,400 SF retail space into one or two 2-bedroom apartments, adding annual income, this offering presents the ideal mix of strong cash flow, value-add upside, and long-term investment appeal in one of Virginia's most dynamic small-city markets. **Convenience Store and vacant lot also for sale, ask listing agent for details.**

## LOCATION OVERVIEW

Discover the charm of Fredericksburg, VA, where historic significance meets modern convenience. Located near the vibrant downtown area, the property offers easy access to a variety of dining, shopping, and entertainment options. Take a stroll through the historic district, visit the Fredericksburg Area Museum, or explore the picturesque Rappahannock River. Sports enthusiasts will appreciate the proximity to the Fredericksburg Baseball Stadium, home to exciting games and community events. With its close proximity to Mary Washington University and the VRE train station, the area attracts a diverse community of residents. Investors in multifamily/low-rise/garden properties will appreciate the area's appeal to renters seeking a blend of historical charm and contemporary amenities.

### Key property highlights

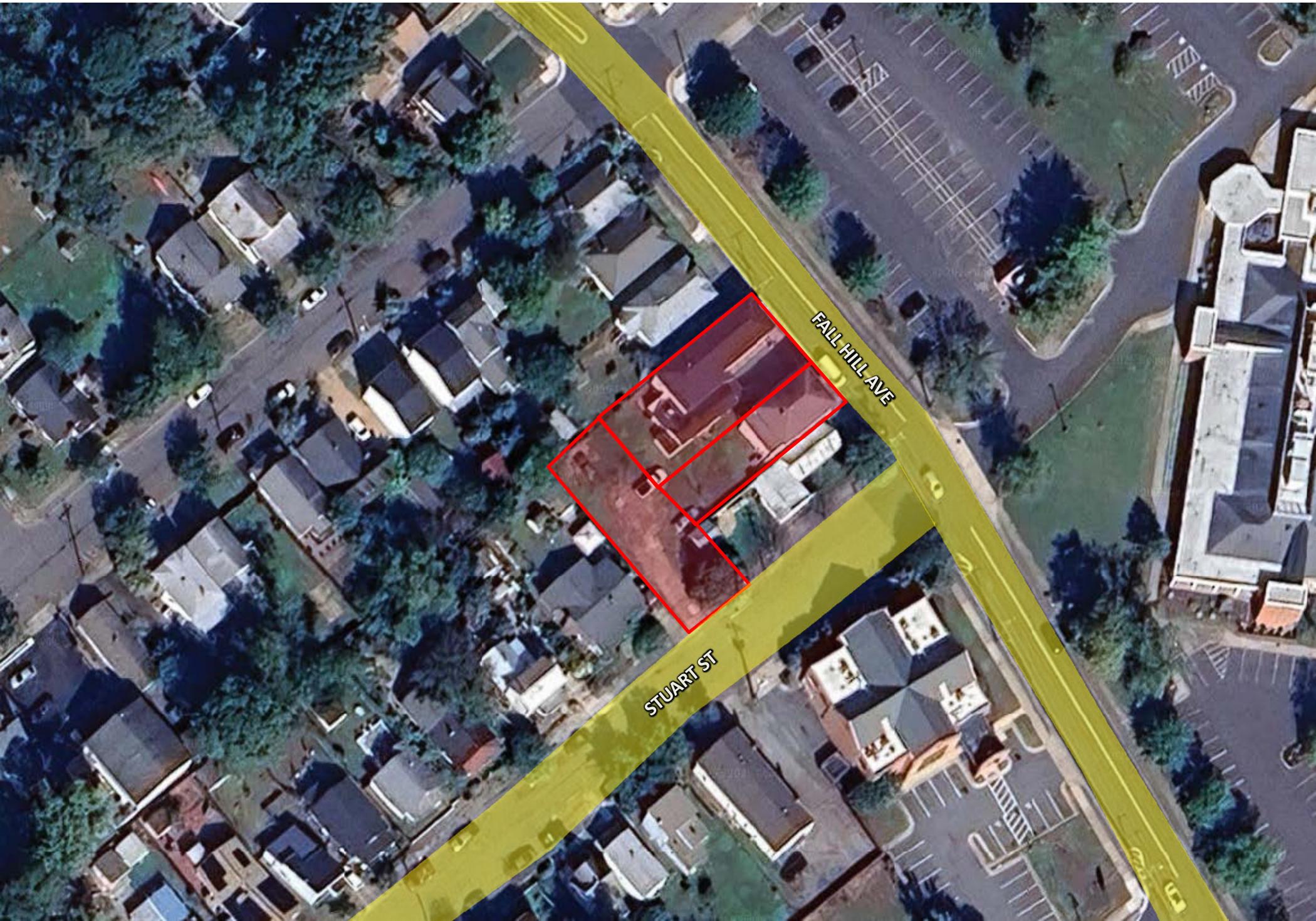
- Two lots totaling 7,874 SF with two buildings (5,309 SF) and one vacant land parcel (3,149 SF available at additional cost)
- Built in 1914 | Zoned R4
- Fully leased mixed-use property: four renovated apartments + 1,400 SF retail space
- Apartment mix: three 2-bedroom units and one 3-bedroom unit \$84,000 annual net income with long-term tenants
- Updated features: renovated units and newer roofs
- Prime location: just blocks from UMW, Downtown Fredericksburg, the VRE station, and the FredNats Stadium
- Value-add potential: retail space can convert to one or two additional apartments, boosting income annually

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	59,330	106,246	248,779
2024 Households	22,409	39,569	86,534
2024 Avg. Household Income	\$134,229	\$132,628	\$144,696











1806 FALL HILL AVENUE , FREDERICKSBURG , VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



ED CAVE, CCIM  
Commercial Sales Associate  
703.919.2149 (Mobile)

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

[cbcelite.com](http://cbcelite.com)



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