



COLDWELL BANKER  
COMMERCIAL  
ELITE



Fully Leased Mixed-Use Investment in Fredericksburg

**FOR SALE**

Price: \$1,150,000  
Square Footage: 5,309

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

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 three lots, this well-maintained property includes four stabilized residential units and a long-standing retail storefront, generating over \$86,000 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 two 2-bedroom apartments, adding \$8,000–\$10,000 in 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 also for sale, ask listing agent for details.**

## LOCATION OVERVIEW

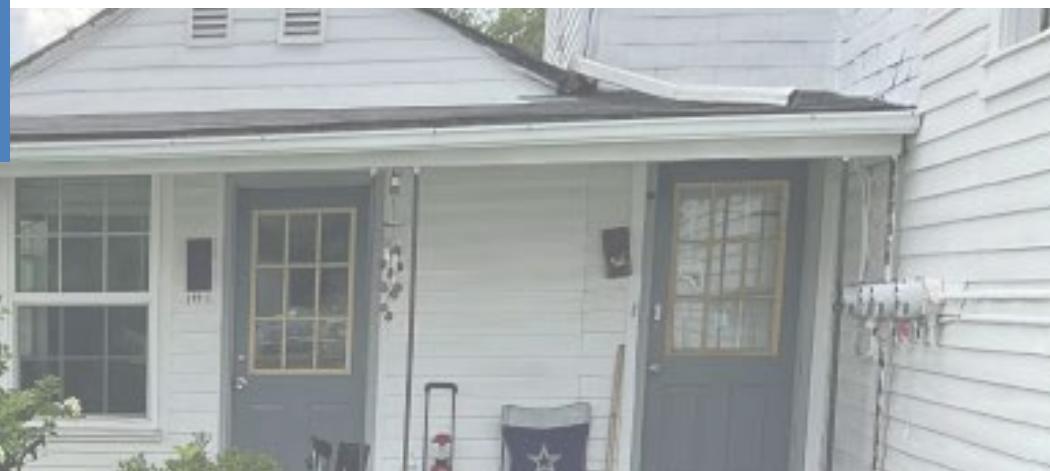
Discover the charm of Fredericksburg, VA, where historic significance meets modern convenience. Located near the vibrant downtown area, the property offers easy access to a variety of dining, shopping, and entertainment options. Take a stroll through the historic district, visit the Fredericksburg Area 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

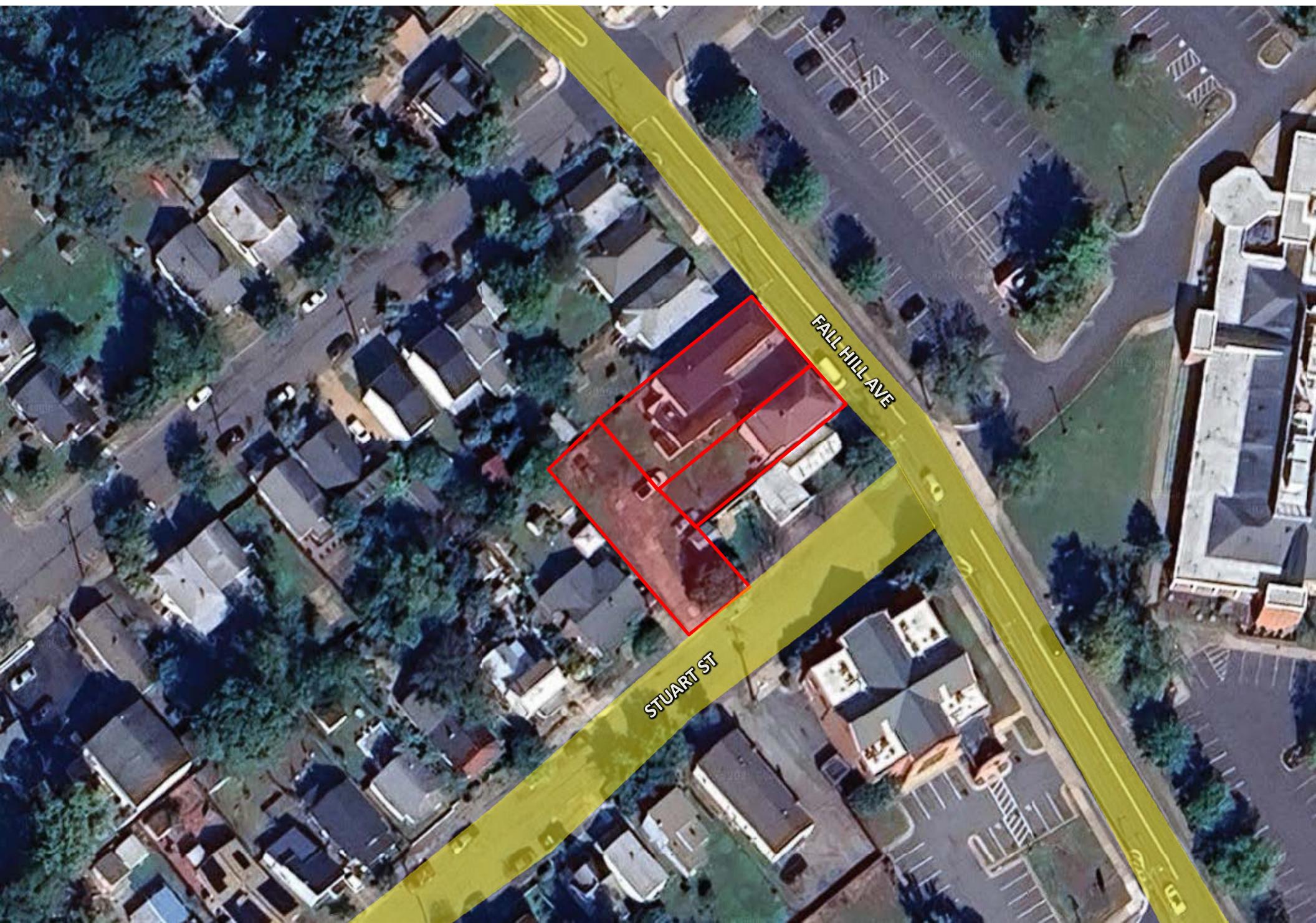
Three lots totaling 11,023 SF with two buildings (5,309 SF) and one vacant land parcel (3,149 SF)  
Built in 1914 | Zoned R4  
Fully leased mixed-use property: four renovated apartments + 1,400 SF retail space  
Apartment mix: three 2-bedroom units and one 3-bedroom unit  
\$86,860 annual net income 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 two additional apartments, boosting income by \$8K–\$10K 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

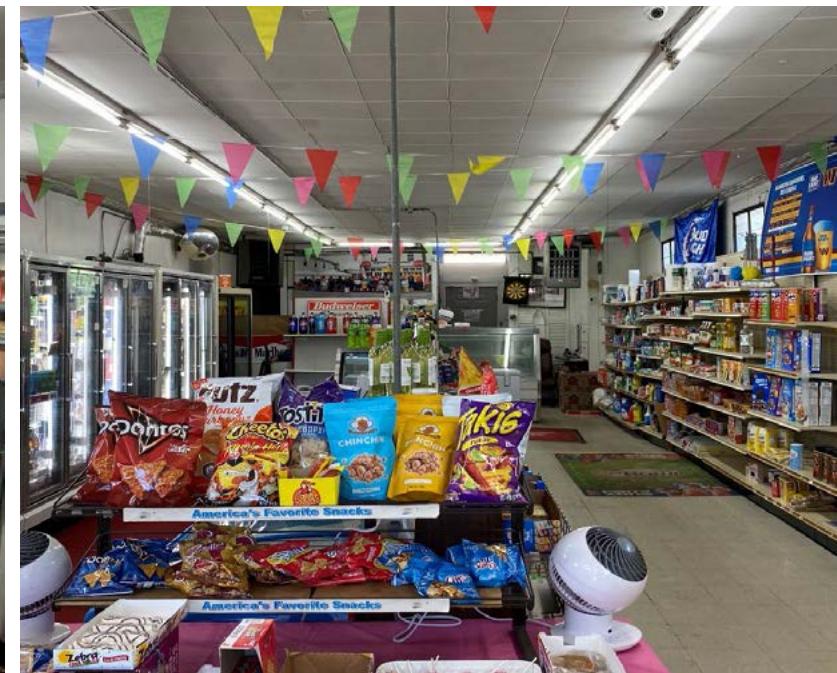
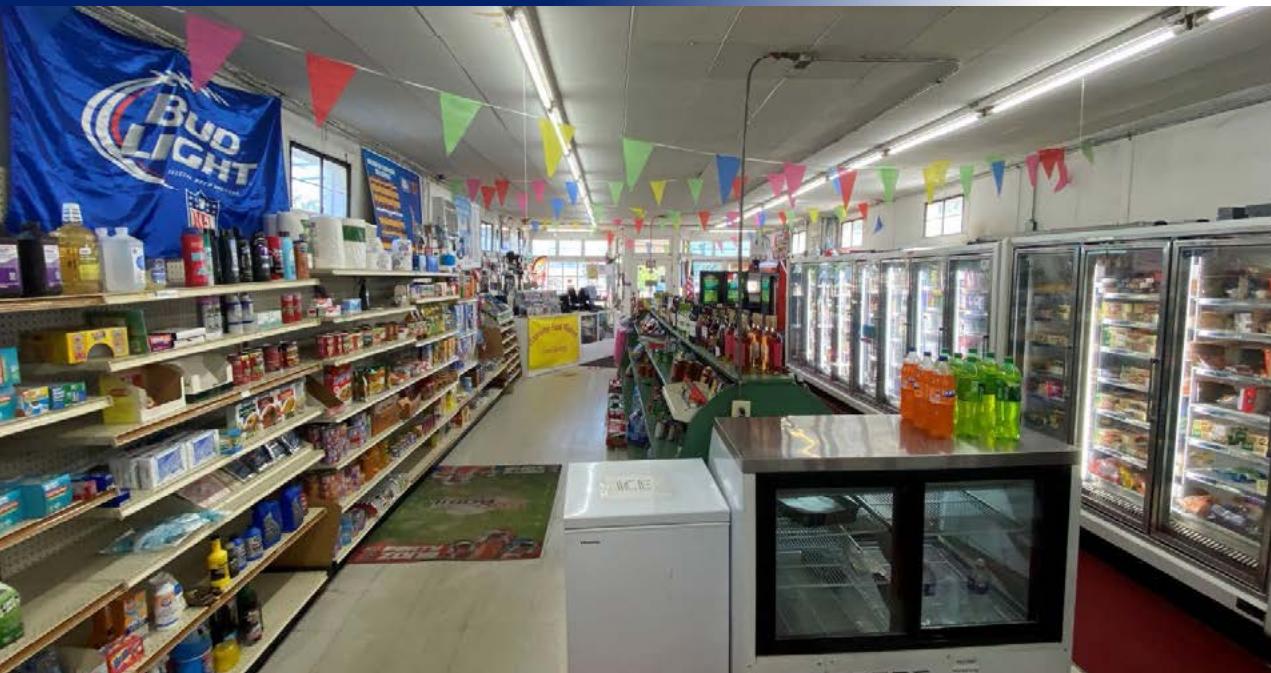






# GALLERY





**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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