

417 Emancipation Hwy - MIXED-USE

417 Emancipation Hwy, Fredericksburg, VA 22401

Presented By:
JC Peck & Associates



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Property Details

Price: \$2,800,000

- Retail, Office and Warehouse spaces - Mixed Use
- five grade-level roll-up doors
- Creative Maker District Zoning

View the full listing here: <https://www.loopnet.com/Listing/417-Emancipation-Hwy-Fredericksburg-VA/37412297/>

Price:	\$2,800,000
Property Type:	Flex
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.84 AC
Gross Building Area:	14,909 SF
Rentable Building Area:	14,909 SF
:	
No. Stories:	2
Year Built:	1955
Tenancy:	Multi
Parking Ratio:	2.15/1,000 SF
Clear Ceiling Height:	24 FT
No. Drive In / Grade-Level Doors:	5
Zoning Description:	CM - Creative Maker Dist
APN / Parcel ID:	7779-79-2871

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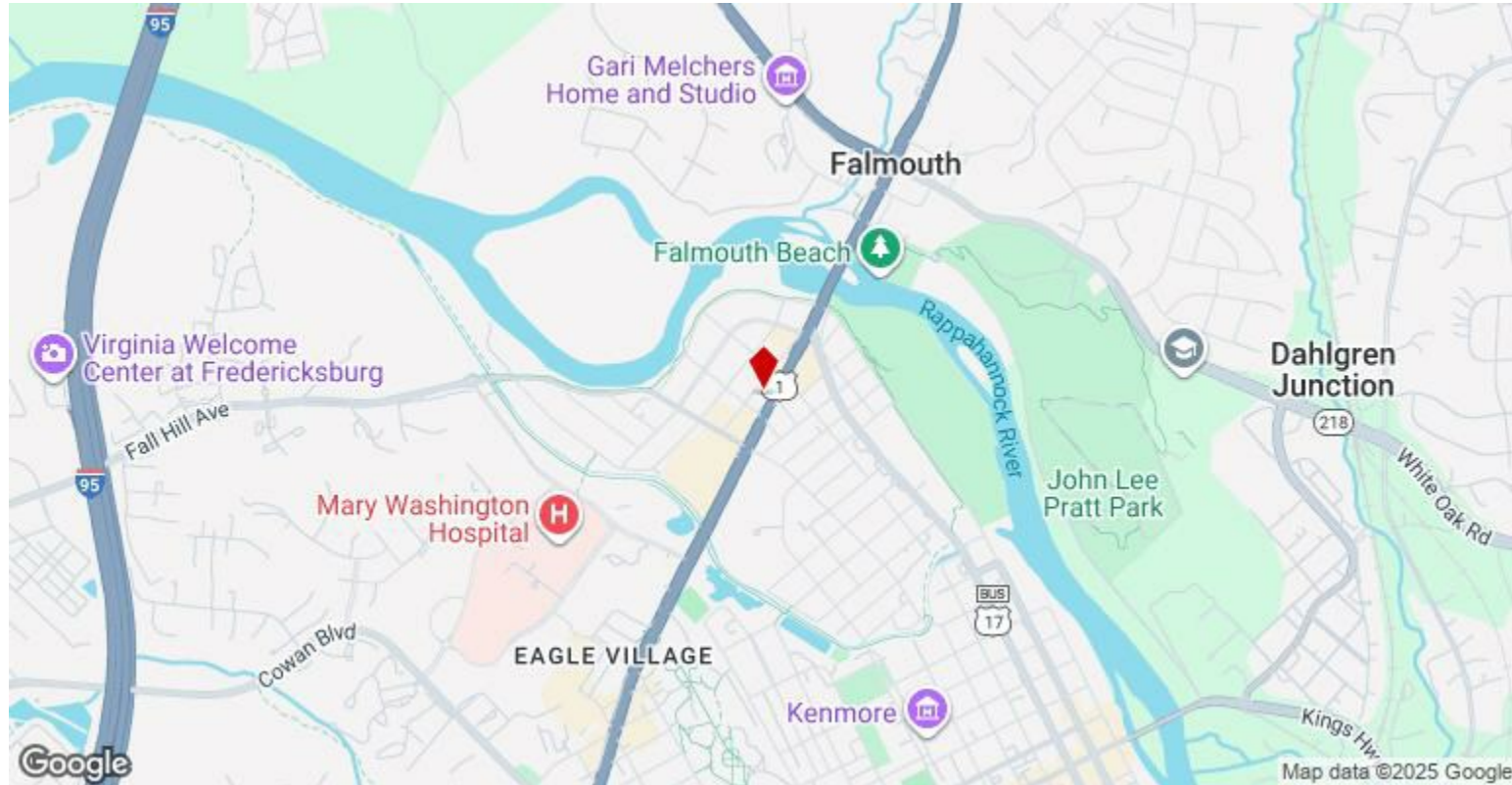
Major Tenant Information

Tenant	SF Occupied	Lease Expired
ENG Kitchen & Bath	1,413	October 2026
Epic Sign Company	1,479	September 2025
Epic Sign Company	300	September 2025

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Location



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Property Photos



front view



side view

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Property Photos



rear view



photo of roof over suites 103 and 104 - July 2024

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Property Photos



retail showroom - unit 103



stairwell to offices

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Property Photos



second floor office space - unit 201



mezzanine space

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