

SALE / LEASE

BRAFFERTON SQUARE OFFICE

292 Garrisonville Rd Stafford, VA 22554



OFFERING SUMMARY

Sale Price:	\$1,368,500
Lease Rate:	\$18.00 SF + utilities
Building Size:	5,474 SF
Available SF:	1,500 - 5474 SF
Number of Units:	3
Suite Sizes:	1,974, 2,000, 1,500 SF
Price / SF:	\$250.00
Year Built:	1980
Zoning:	B2

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 292 Garrisonville Rd, Stafford, VA. This 5,474 SF, B2 zoned property, built in 1980, stands as a testament to timeless quality and potential. Strategically located in the thriving Stafford area, it offers a solid foundation for an office or office building investment. With its spacious layout and robust infrastructure, this property presents an ideal canvas for maximizing business potential. Embrace the opportunity to shape the future of commercial real estate with this well-positioned gem.

PROPERTY HIGHLIGHTS

- 30 Parking Spaces
- Well Located on Rt. 610, with Monument Signage Available
- Less than a mile from I-95, Exit 143
- Retail heavy area, with ample shopping and restaurant amenities

Evan Sullivan
(540) 538-8851

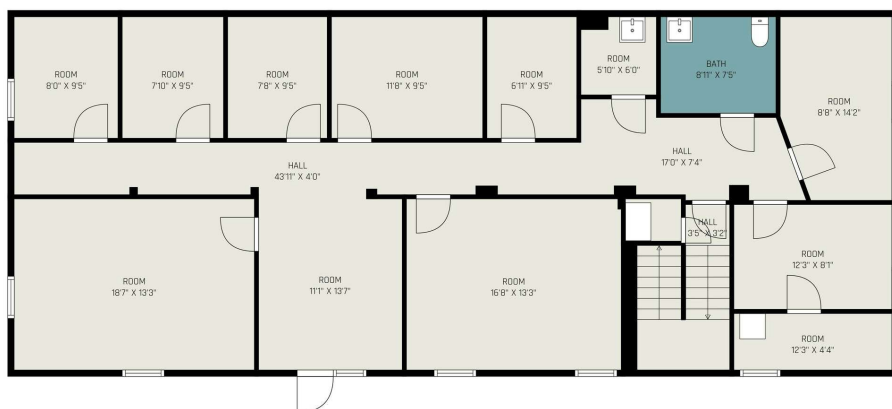


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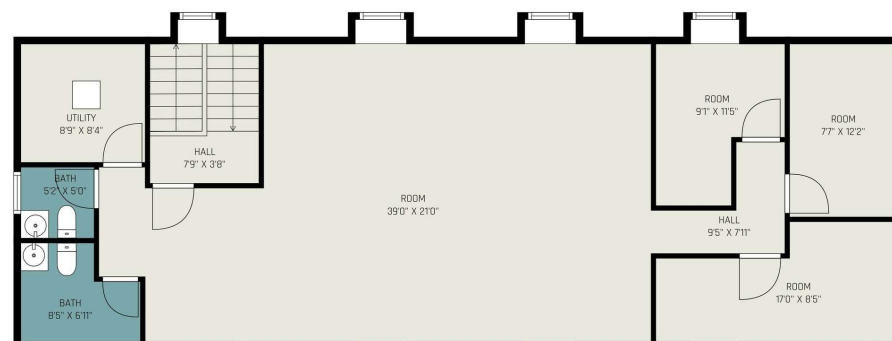
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Suite 101: 1,974 SF



Suite 201: 2,000 SF



Suite 301: 1,500 SF

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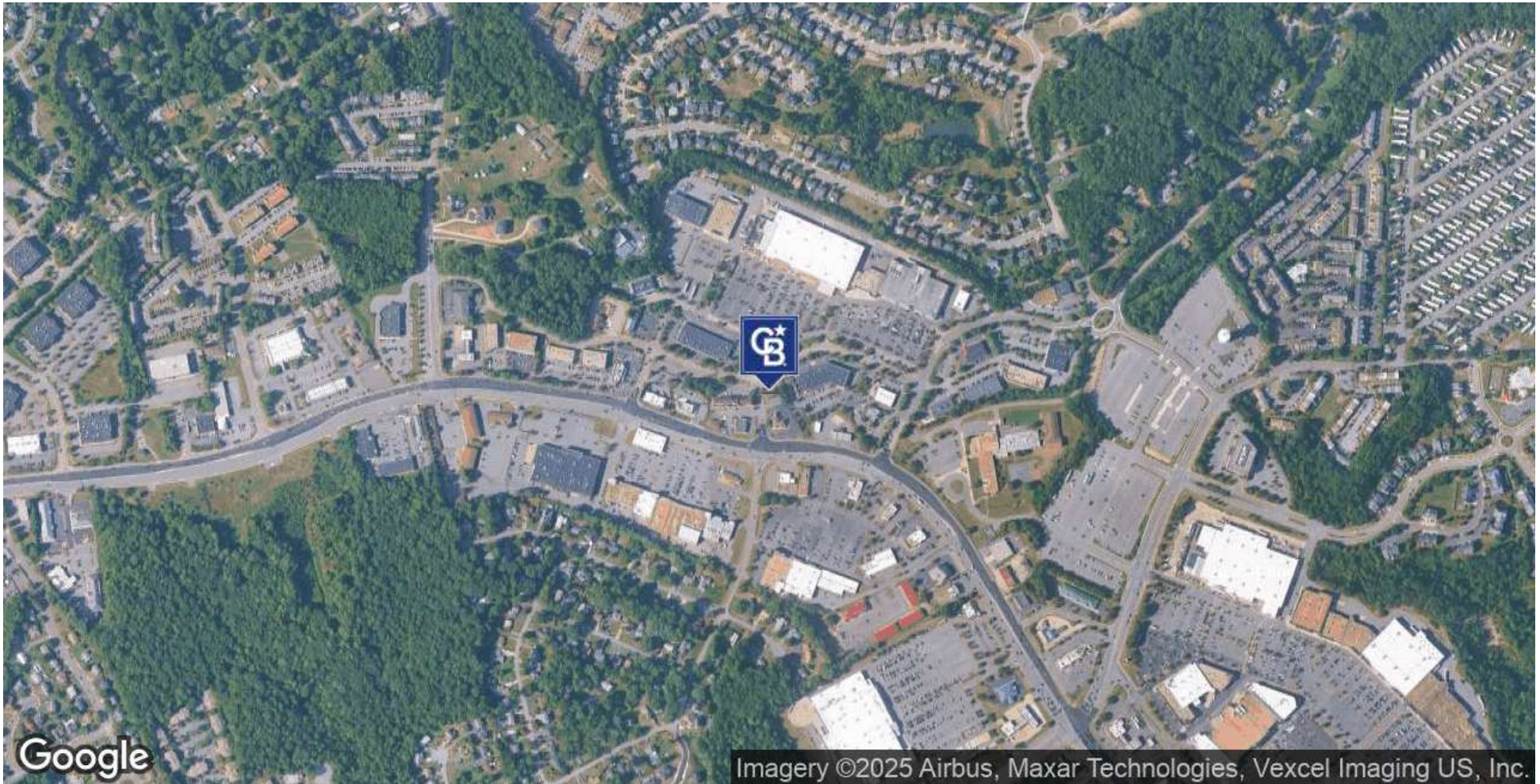
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