



FOR SALE

**4636 MINE ROAD
FREDERICKSBURG, VA
22408**

- Former car wash lube center with high traffic road frontage, full service tunnel wash
- 3-bay line and detailing center
- Excellent location neighboring several retail centers
- 1.16 acre lot / 50,530 sq. ft.
- C3 zoning
- 4,960 sq. ft. Building

The property is located on the south side of Mine Road in an area characterized by compatible commercial development along Mine Road and Spotsylvania Avenue. The site at 4636 Mine Road contains approximately 180 feet of frontage along Mine Road and approximately 170 feet along the access road.

The subject neighborhood is part of the Fredericksburg area of northeastern Spotsylvania County and is generally bounded by the City of Fredericksburg to the north, Benchmark Road to the east, Mills Drive to the south, and Interstate 95 to the west.

\$1,690,000



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