



417 EMANCIPATION HWY

Address 417 Emancipation Highway at Race Street
with Wallace Street along the rear
Fredericksburg, VA 22401

Bldg. Size approximate	1,748 sq. ft.	office - 2nd story
	1,000 sq. ft.	office/mezzanine
	5,741 sq. ft.	showroom/retail
	6,420 sq. ft.	warehouse
	14,909 sq. ft.	Total

Bldg. Type mixed-use ciderblock on concrete slab w/membrane roof
5 drive-in / grade level doors

Year Built 1955 renovated in 1990s

GPIN# 7779-79-2871 (Fredericksburg County)
\$18,043 per year for taxes

Lot Size 0.847 acres

Parking 32 spaces proposed
+ 9 spaces proposed at rear

Zoning CM - Creative Maker District (T4-M)
(City of Fredericksburg)

Flood Zone X Panel # 5100650028C
effective 9/19/2007

Purchase Price: \$ 2,800,000 \$ 187.81 per sq. ft.
as-is

Owner The Way Evangelical Lutheran Church
417 Emancipation Hwy, Suite 30A
Fredericksburg, VA 22401

Comments 15' ceiling height in smaller bays
18' ceiling height in main warehouse
24' ceiling height in rear warehouse
former US Lighting & Electric Supply

aerial tax map



July 18, 2025

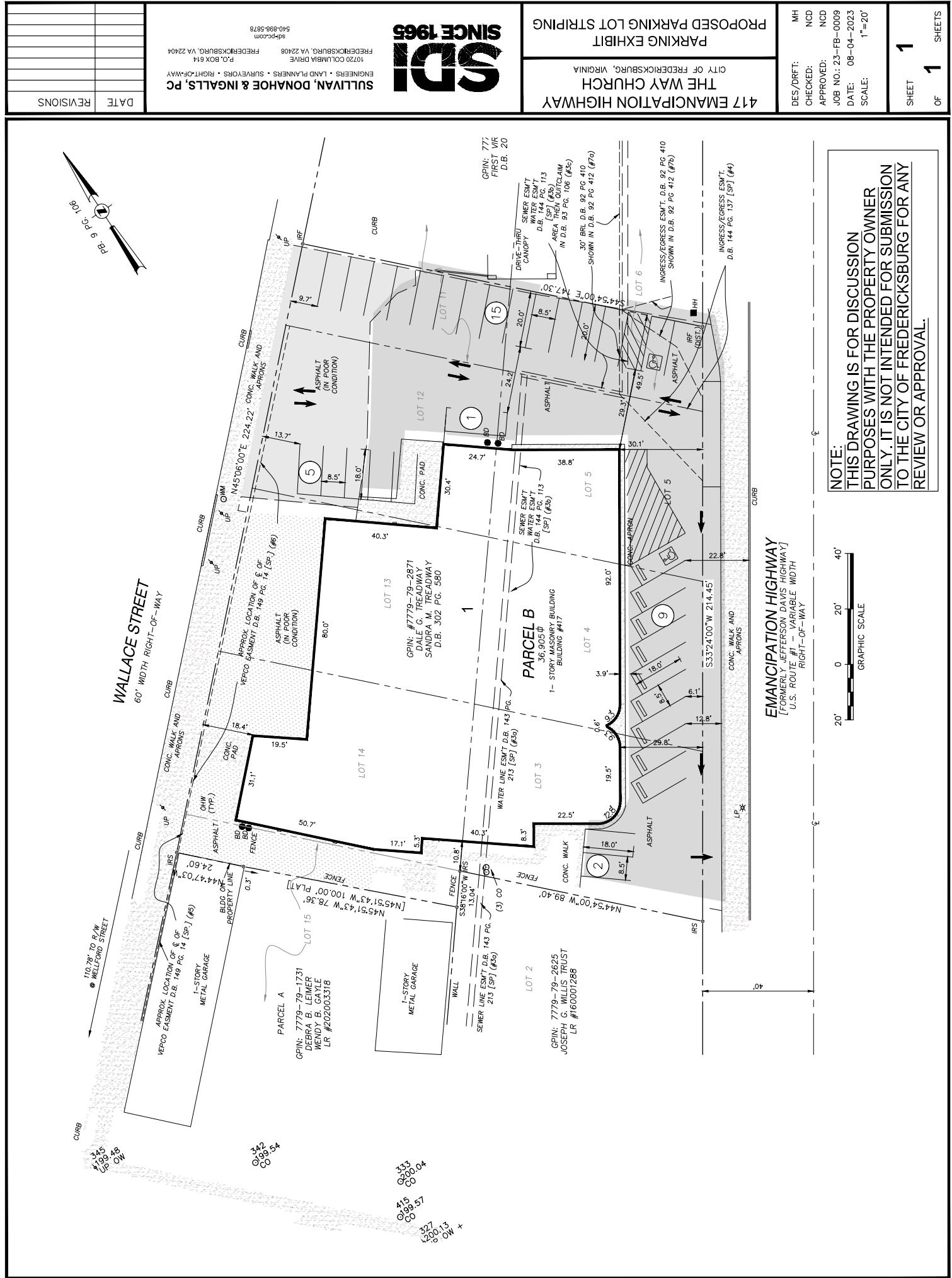
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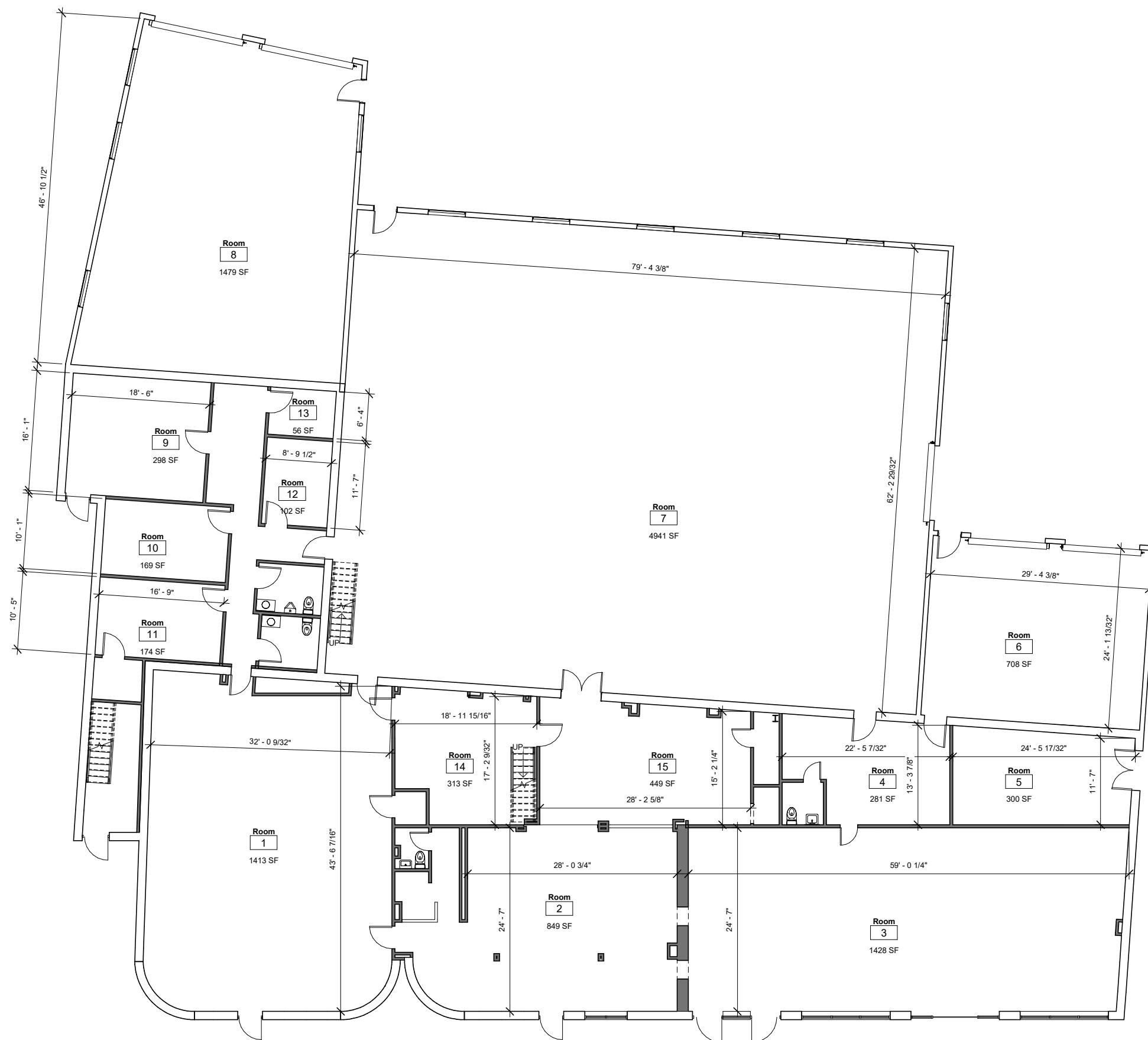
City Boundary

Road Labels

Addresses

0 40 80 12.5 25 50 m
0 160 ft





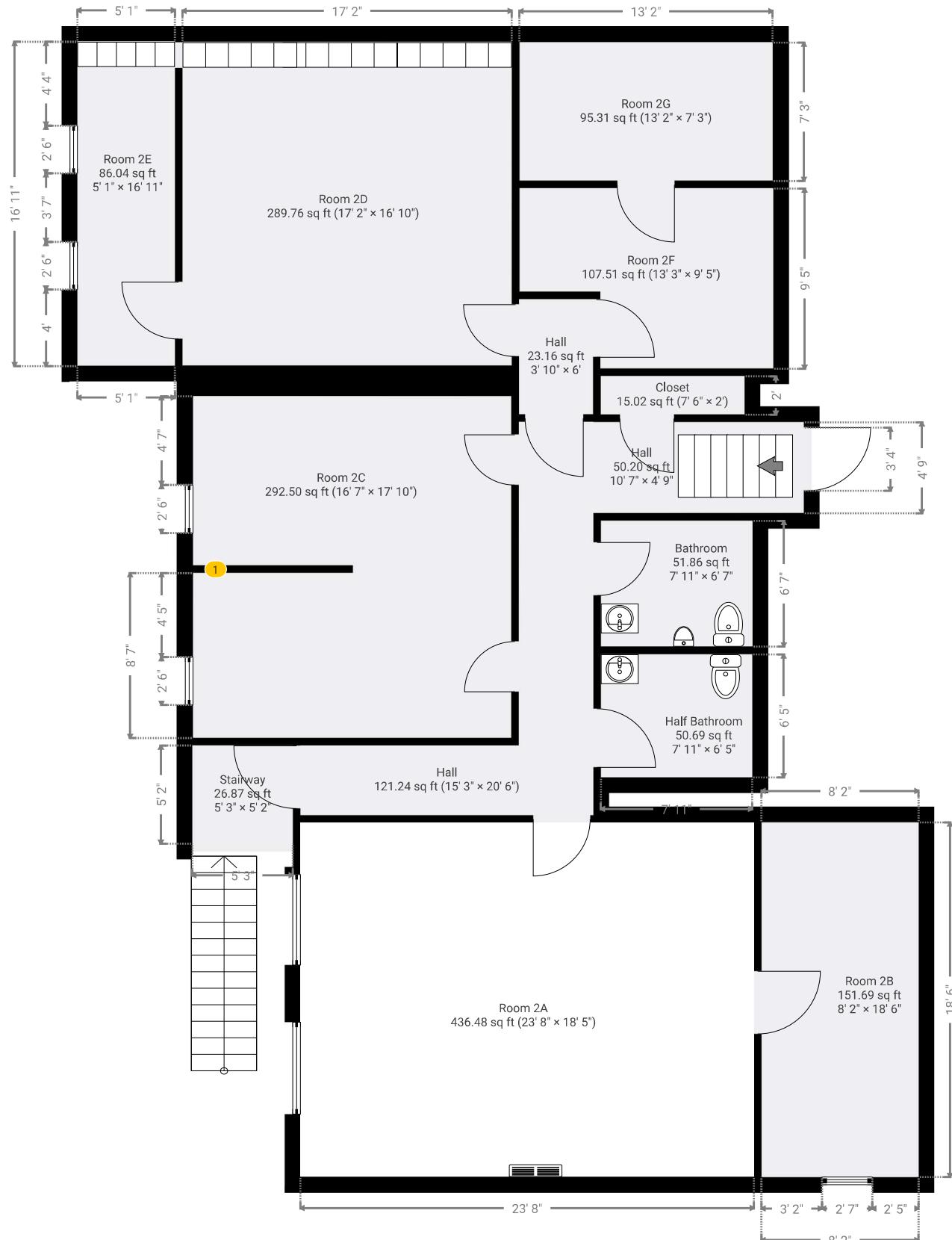
My New Project

TOTAL AREA: 2093.49 sq ft • **LIVING AREA:** 1294.59 sq ft • **FLOORS:** 1 • **ROOMS:** 14

 **magicplan**

▼ 2nd Floor

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