



## 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	
	<hr/>		
	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		

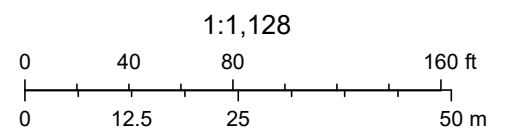


# aerial tax map



July 18, 2025

-  City Boundary
- Road Labels
- Addresses



DATE	REVISIONS

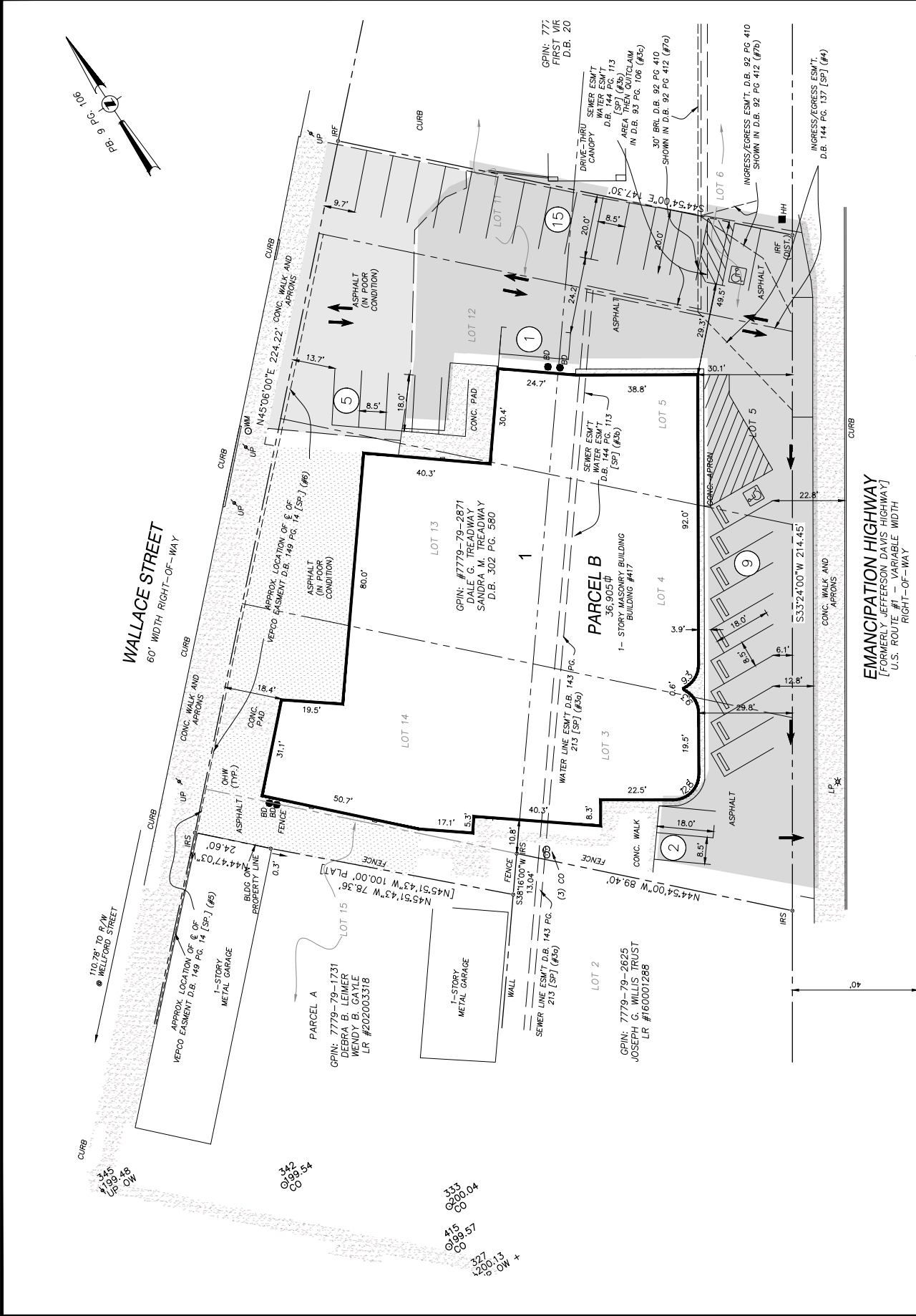
SULLIVAN, DONAHOE & INGALLS, PC  
 ENGINEERS • LAND PLANNERS • SURVEYORS • RIGHT-OF-WAY  
 10720 COLUMBIA DRIVE  
 FREDERICKSBURG, VA 22408  
 P.O. BOX 614  
 540-898-5878  
 sdi-nc.com



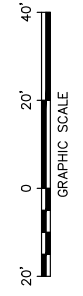
417 EMANCIPATION HIGHWAY  
 THE WAY CHURCH  
 CITY OF FREDERICKSBURG, VIRGINIA  
 PARKING EXHIBIT  
 PROPOSED PARKING LOT STRIPING

DES/DRFT: MH  
 CHECKED: NCD  
 APPROVED: NCD  
 JOB NO.: 23-FB-0009  
 DATE: 08-04-2023  
 SCALE: 1"=20'

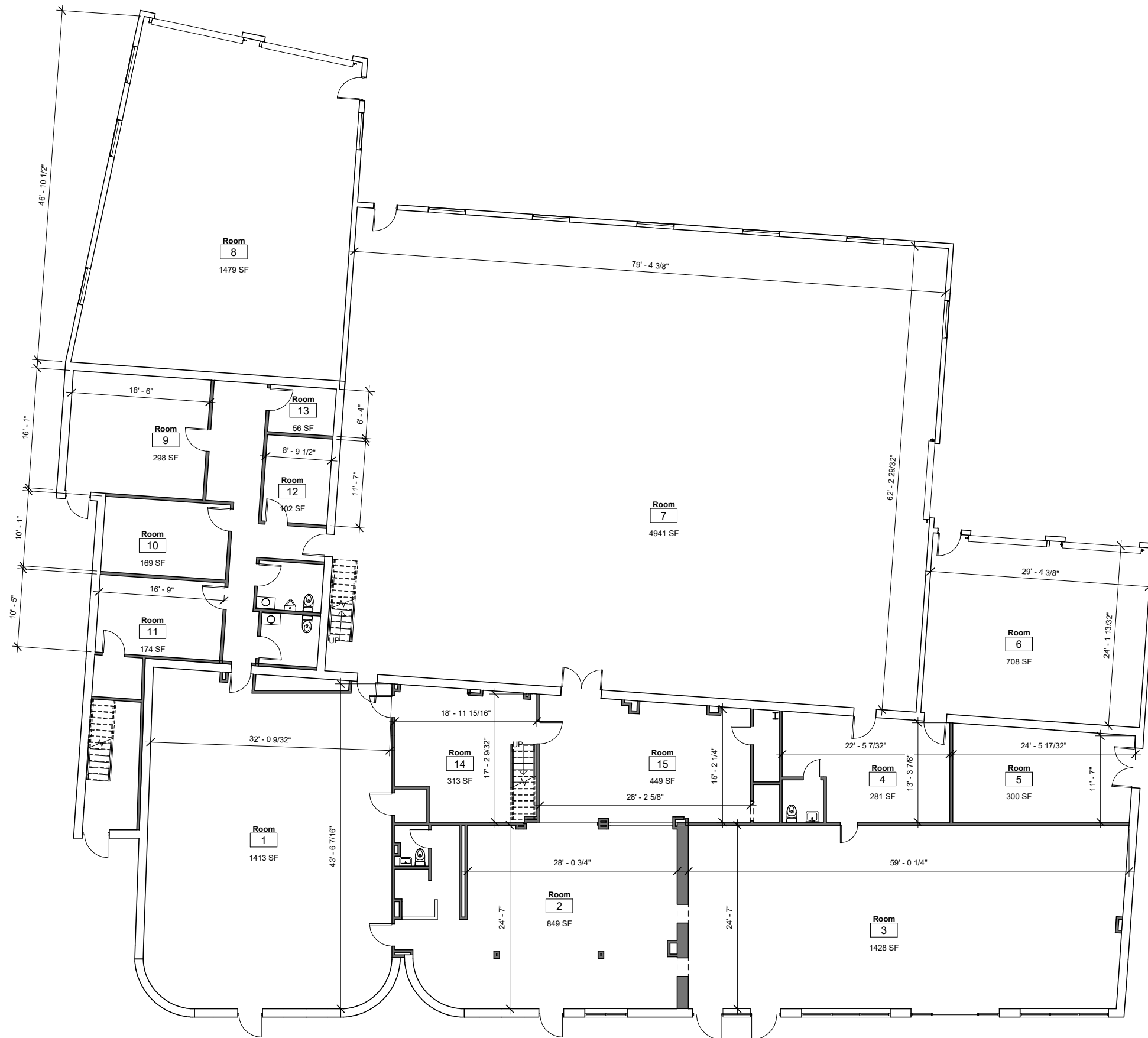
SHEET 1  
 OF 1 SHEETS



NOTE:  
 THIS DRAWING IS FOR DISCUSSION  
 PURPOSES WITH THE PROPERTY OWNER  
 ONLY. IT IS NOT INTENDED FOR SUBMISSION  
 TO THE CITY OF FREDERICKSBURG FOR ANY  
 REVIEW OR APPROVAL.

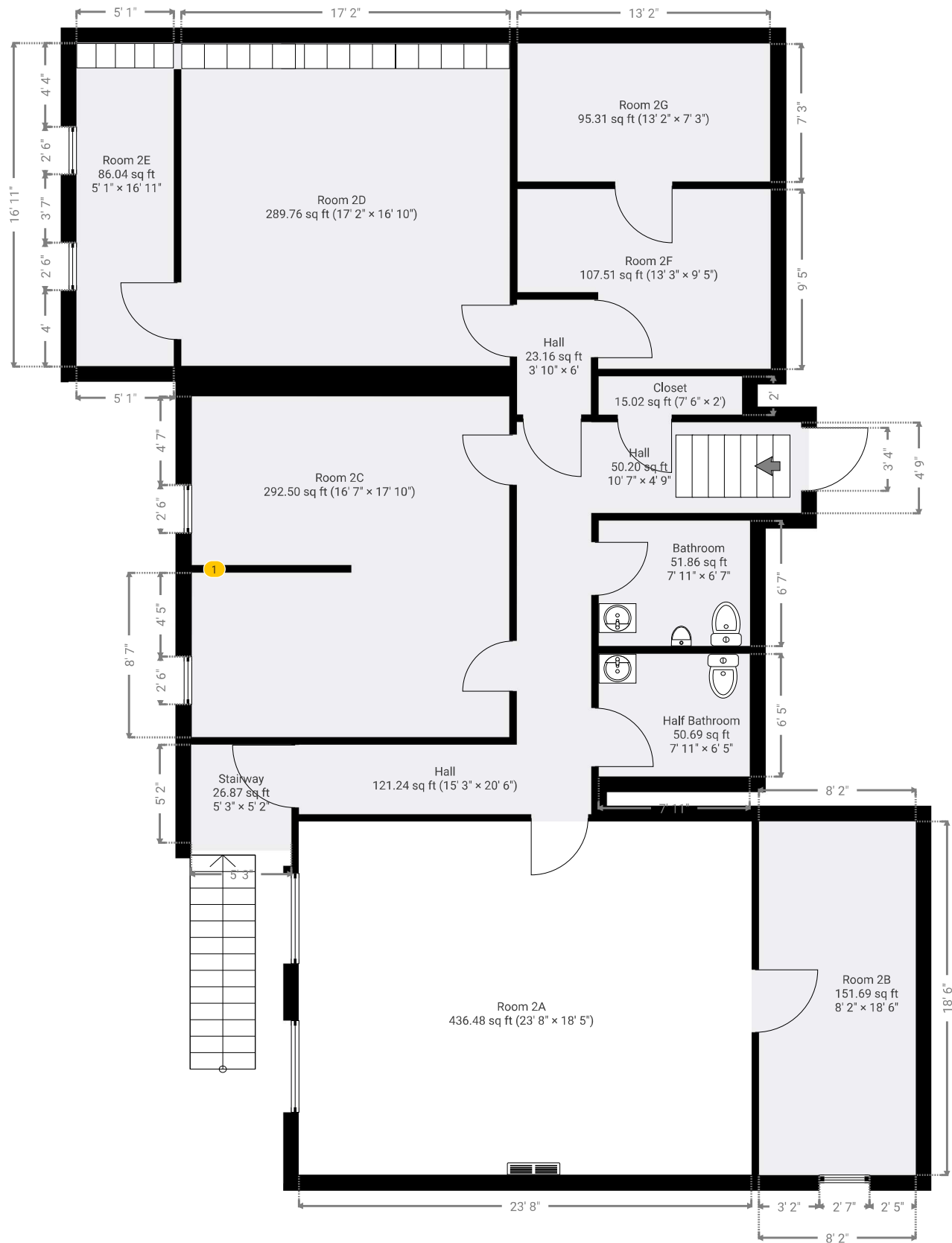






▼ 2nd Floor

TOTAL AREA: 2093.49 sq ft • LIVING AREA: 1294.59 sq ft • ROOMS: 14

















PROFIT  
LOSS

TUES - WED

1. MIKE & SON (FRANK)
2. JIMMY FRANK
3. STRONG TOWER (GILKIN)
4. GILKIN WITH FRANK (FRANK)
5. SPITBURNER - LADDER (FRANK)
6. FRANK (FRANK)
7. FRANK (FRANK)
8. FRANK (FRANK)
9. FRANK (FRANK)
10. FRANK (FRANK)
11. FRANK (FRANK)
12. FRANK (FRANK)
13. FRANK (FRANK)
14. FRANK (FRANK)
15. FRANK (FRANK)

EXIT



















