

SALE/LEASE

1,500 SF OFFICE/RETAIL SPACE

2800

Princess Anne St.

FREDERICKSBURG, VA 22407



SPECIFICATIONS

Size:	1,500 SF
Sale Price:	\$650,000
Lease Rate:	\$2,800 / Month
Available:	30 Days

PROPERTY OVERVIEW



2800 Princess Anne St. is a highly visible, standalone office/retail building at the intersection of Princess Anne St & Emancipation Hwy. An off-street parking lot offers easy access for customers or employees. The property provides a level of charm that is unrivaled. The interior includes reception area, three offices, open workspace, three bathrooms, & storage space.



2800 Princess Anne St. Fredericksburg VA, 22401

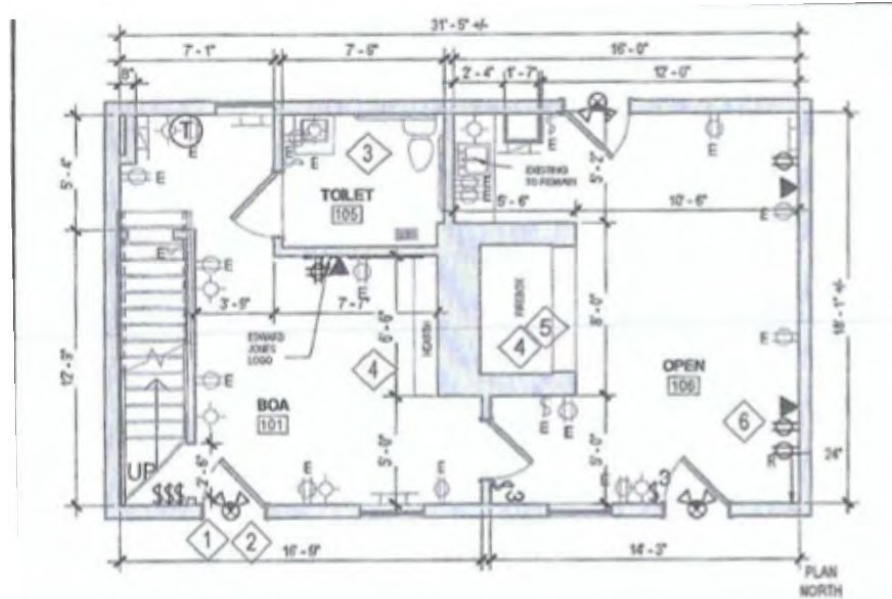
EXTERIOR PHOTOS



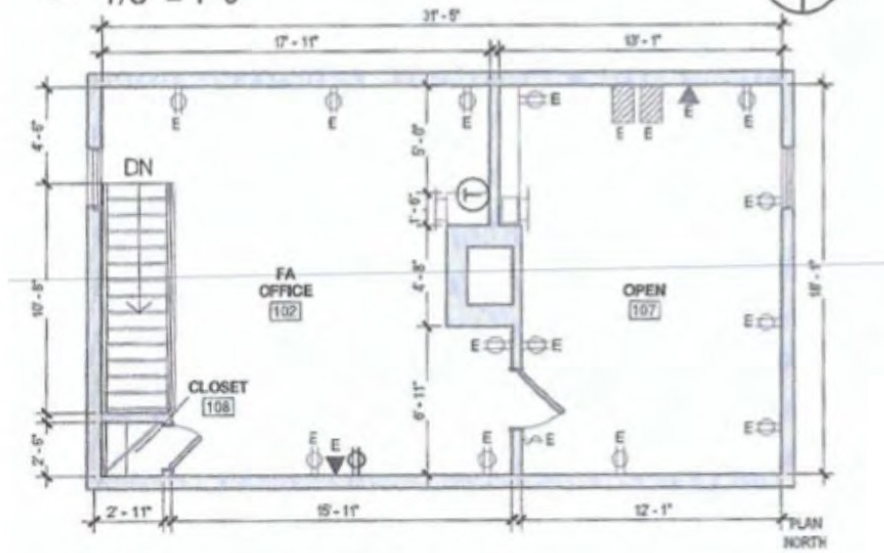
INTERIOR PHOTOS



FLOORPLAN

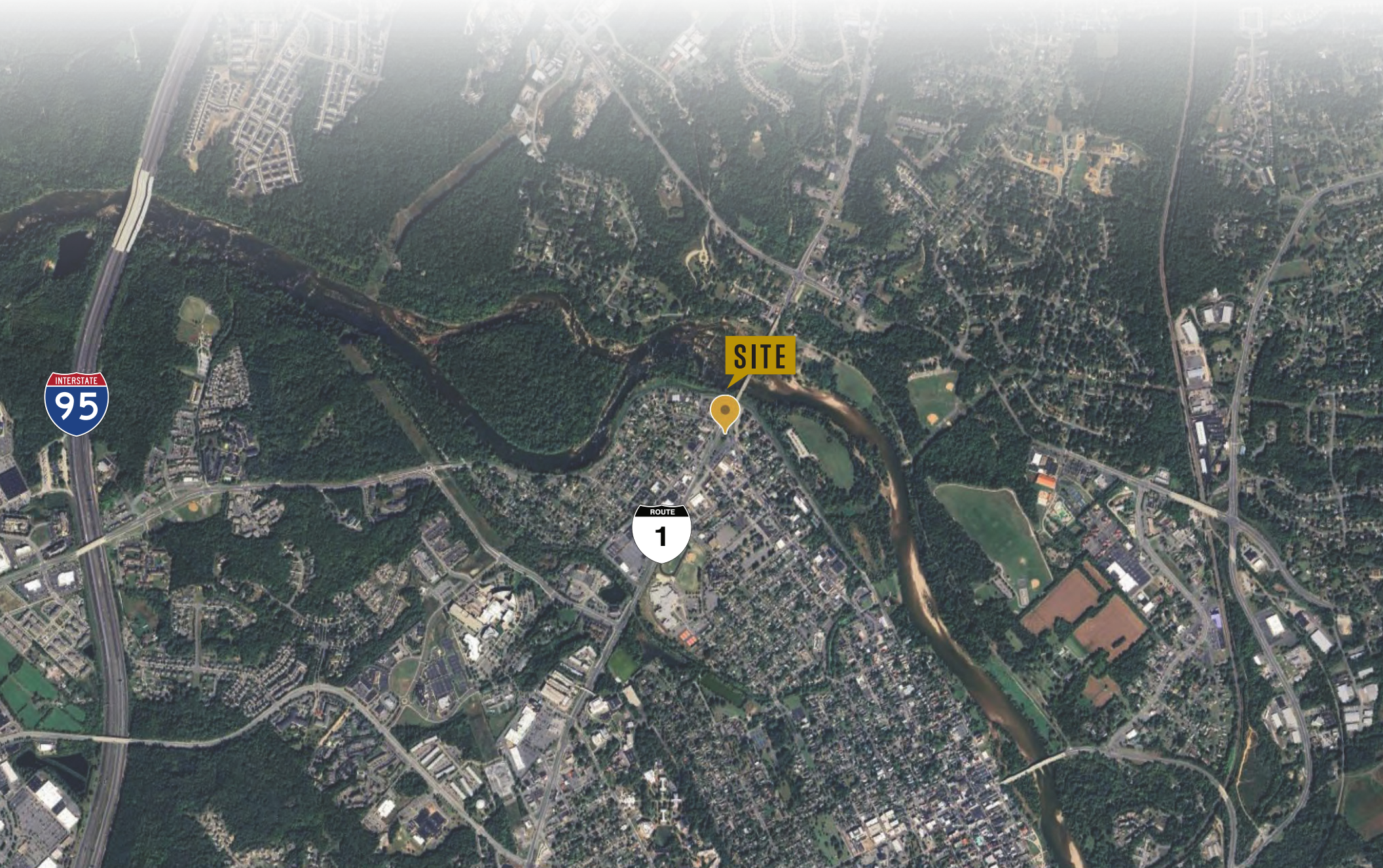


1 PARTITION PLAN- 1ST LEVEL
1/8" = 1'-0"

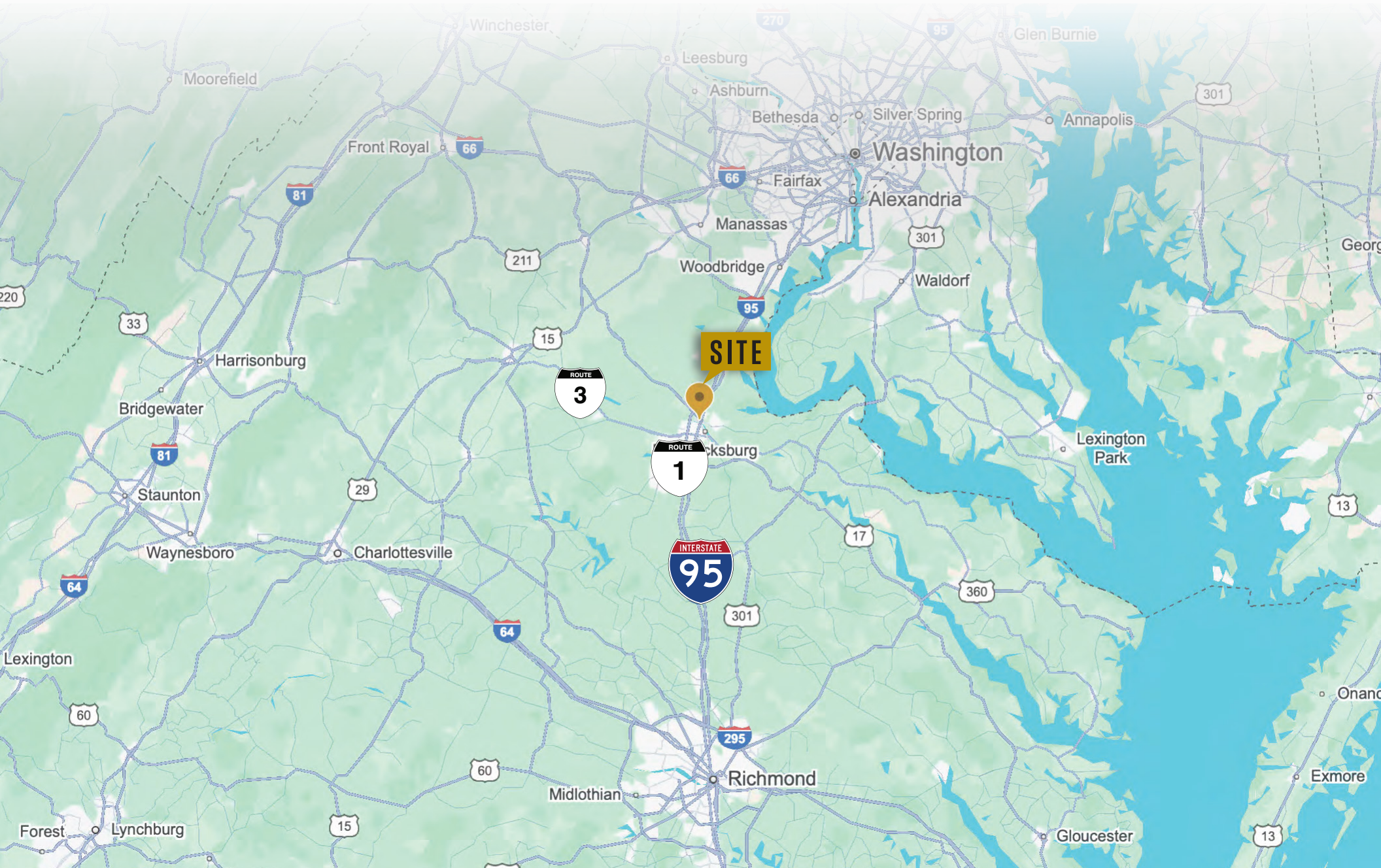


3 PARTITION PLAN- 2ND LEVEL
1/8" = 1'-0"

LOCAL MAP VIEW



REGIONAL MAP VIEW



FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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