



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE CONDO FOR SALE

605 EMANCIPATION HWY. STE 101 | FREDERICKSBURG, VA 22401

FOR SALE



PROPERTY FEATURES

Square Feet: 1,990

Condo Fee: \$863.87 monthly

Taxes (2025): \$2,790.46

Zoning: C-T (Commercial/Office-Transitional)

PROPERTY OVERVIEW

Professional office/medical condo in Snowden Office Park with a flexible layout and well-maintained setting. Ideally located near Mary Washington Hospital, the University of Mary Washington, and Route 1, with easy access to I-95.

PROPERTY HIGHLIGHTS

- Ground-floor office/medical condo
- Flexible office layout
- Professional office park setting
- Ample on-site parking
- Well-maintained common areas
- Adjacent to Mary Washington Hospital
- Near University of Mary Washington
- Strong Route 1 visibility
- Convenient access to I-95

FOR MORE INFORMATION

MELANIE NOBRIGA

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THOMAS VELTSISTAS

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PHOTOS



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FLOOR PLAN



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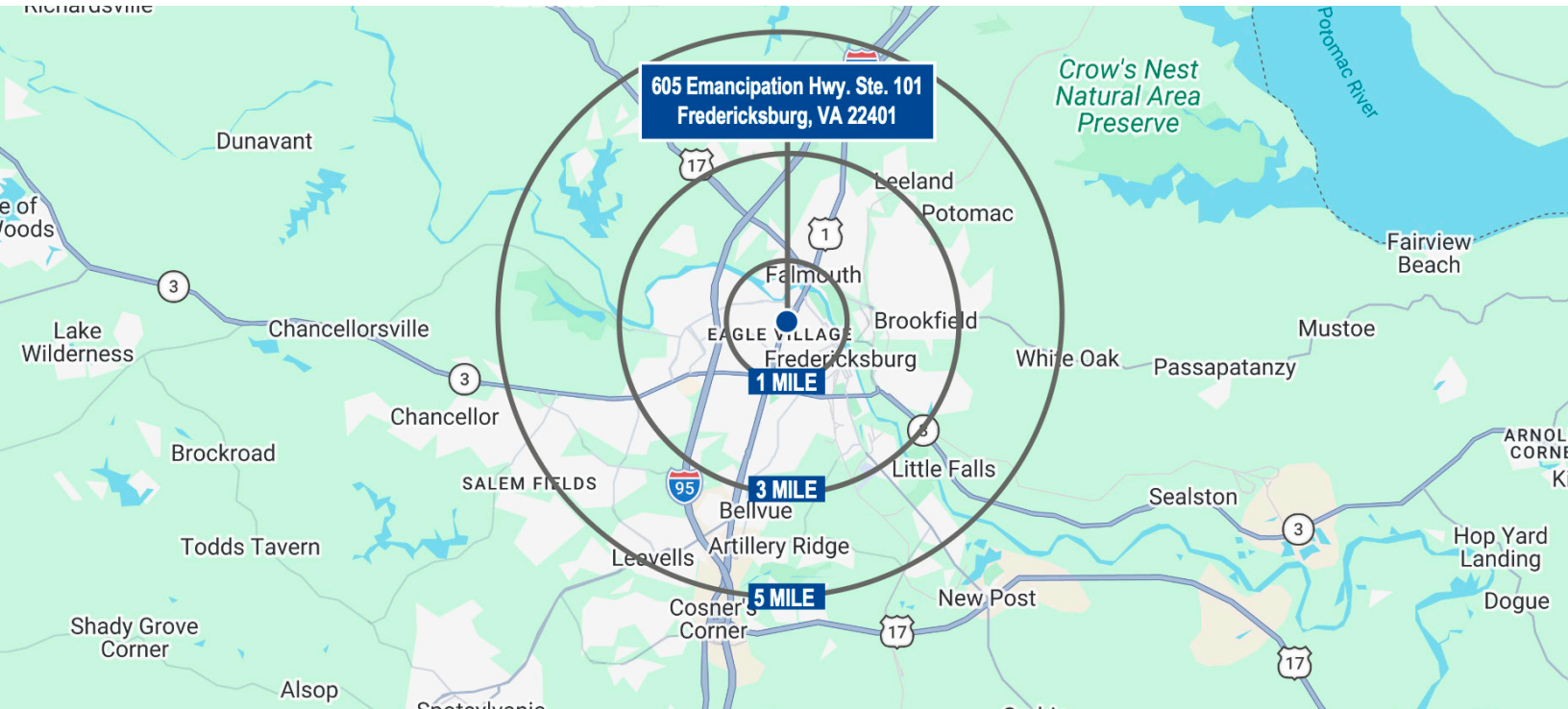
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DEMOGRAPHICS



DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	11,013	59,980	117,424
Households	4,474	22,933	43,703
Avg. HH Income	\$108,822	\$131,570	\$132,545
Median Home Value	\$72,975	\$99,340	\$104,500
Businesses	1,956	5,208	7,886
Employees	14,664	43,345	67,051

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