



FOR SALE
3 FXBG Plaza Condo Units
11320, 11322 & 11326
Patriot Highway
Fredericksburg, Virginia



Presented by:

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“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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Notice of Disclaimer

The following information has been obtained from sources deemed to be reliable. No representation is made as to the accuracy of the information, and is submitted subject to changes of price information, prior sale/prior lease, or withdrawal without notice. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchasers' investigations.

For Sale

3 FXBG Plaza Condominiums

11320 - 11332 Patriot Highway • Fredericksburg, Virginia

Project:

FXBG Plaza is a mixed-use condominium retail/office flex commercial building located in Spotsylvania County, Virginia. Uses for this project include retail, showroom and office.

Location:

This property is well located on the west side of Route One near its intersection with Hudgins Lane in the Spotsylvania County, Virginia. The property fronts on the Route One service lane providing excellent visibility and easy access for customer convenience. This property sits in an area known as the “Fredericksburg Motor Mile”, a location for multiple automobile dealerships and other businesses.

In addition to their individual configurations, visibility, easy access and a location that is convenient for clients are just a few of the strengths of locating at FXBG Plaza.

Land:

1.31 acres

Size:

12,995 square feet

Parking:

78 Spaces

Traffic Count:

34,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count – 2023.

Zoning:

C-3 Heavy Commercial

Condo Fees:

Condo fees for each unit is \$2.95 per square foot.

Utilities:

All utilities are available to the space including natural gas, including 3 phase power.

Property:

This property consists of six units, 3 of them are currently for sale. A description and photos of the units for sale are listed on the following pages.

FXBG Plaza Condominiums For Sale

11320 - 11332 Patriot Highway • Fredericksburg, Virginia

11326 Patriot Highway:

This 1,767 square foot space has one reception area, four (4) offices, one (1) large conference room, and two (2) toilets. It is currently leased.

Condo Fee: \$434.00 per month

Taxes: \$185.22 per month

\$374,900

*Currently Leased by
Ecoverseva, LLC*



FXBG Plaza Condominiums For Sale

11320 - 11332 Patriot Highway • Fredericksburg, Virginia

11322 Patriot Highway:

This 4,393 square foot space has a lobby, recording area, stage, commercial kitchen, two (2) toilets, office, breakroom, utility room and a large open area.

Condo Fee: \$658.95 per month

Taxes: \$413.53 per month

Currently Leased by
Kingdom Equipt Ministries



\$966,460



FXBG Plaza Condominiums For Sale

11320 - 11332 Patriot Highway • Fredericksburg, Virginia

11320 Patriot Highway:

This 1,425 square foot space has a large reception area, two (2) offices and one (1) toilet.

Condo Fee: \$213.75 per month

Taxes: \$185.23 per month

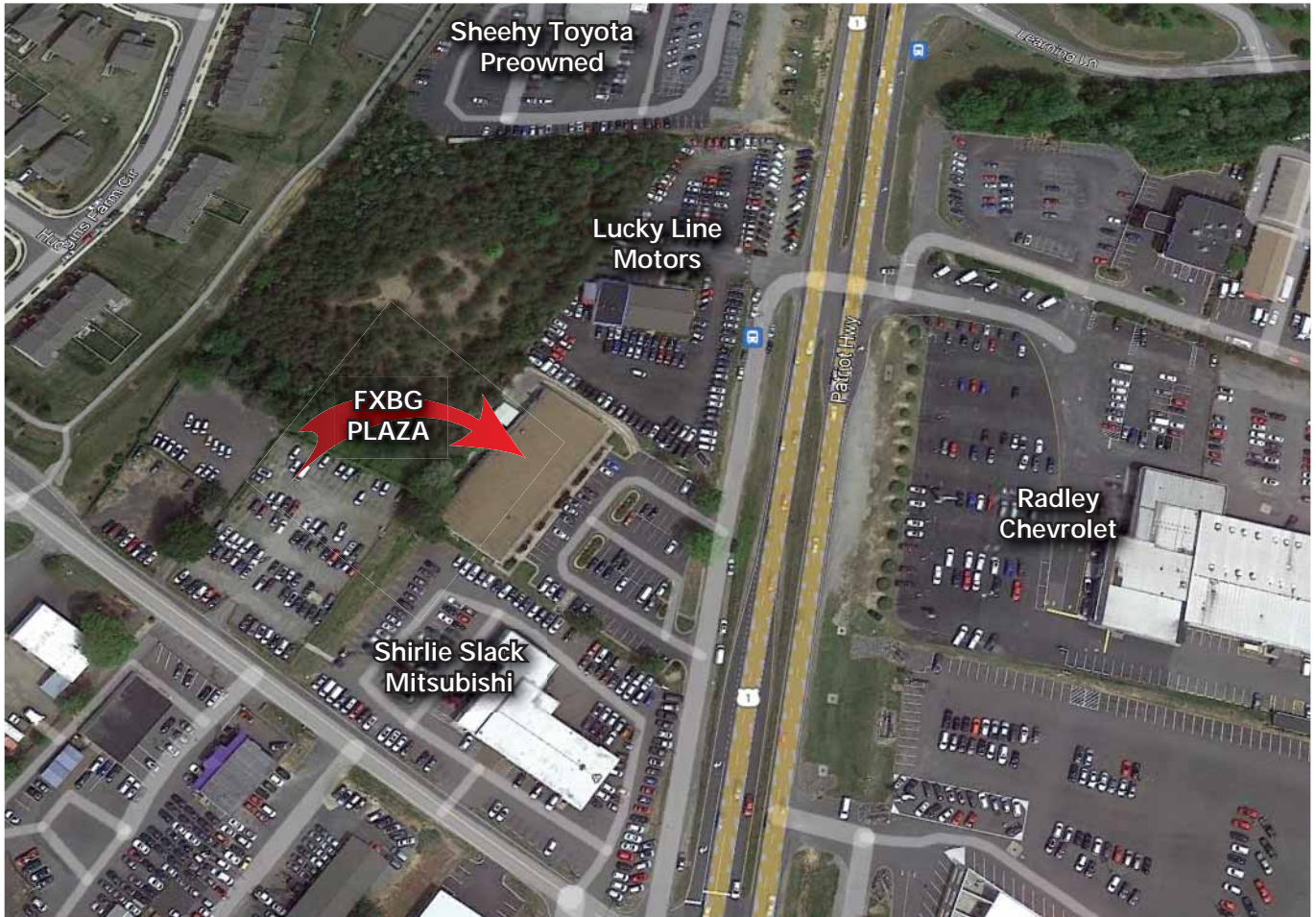
*Currently Leased to
Kingdom Equipt Ministries*

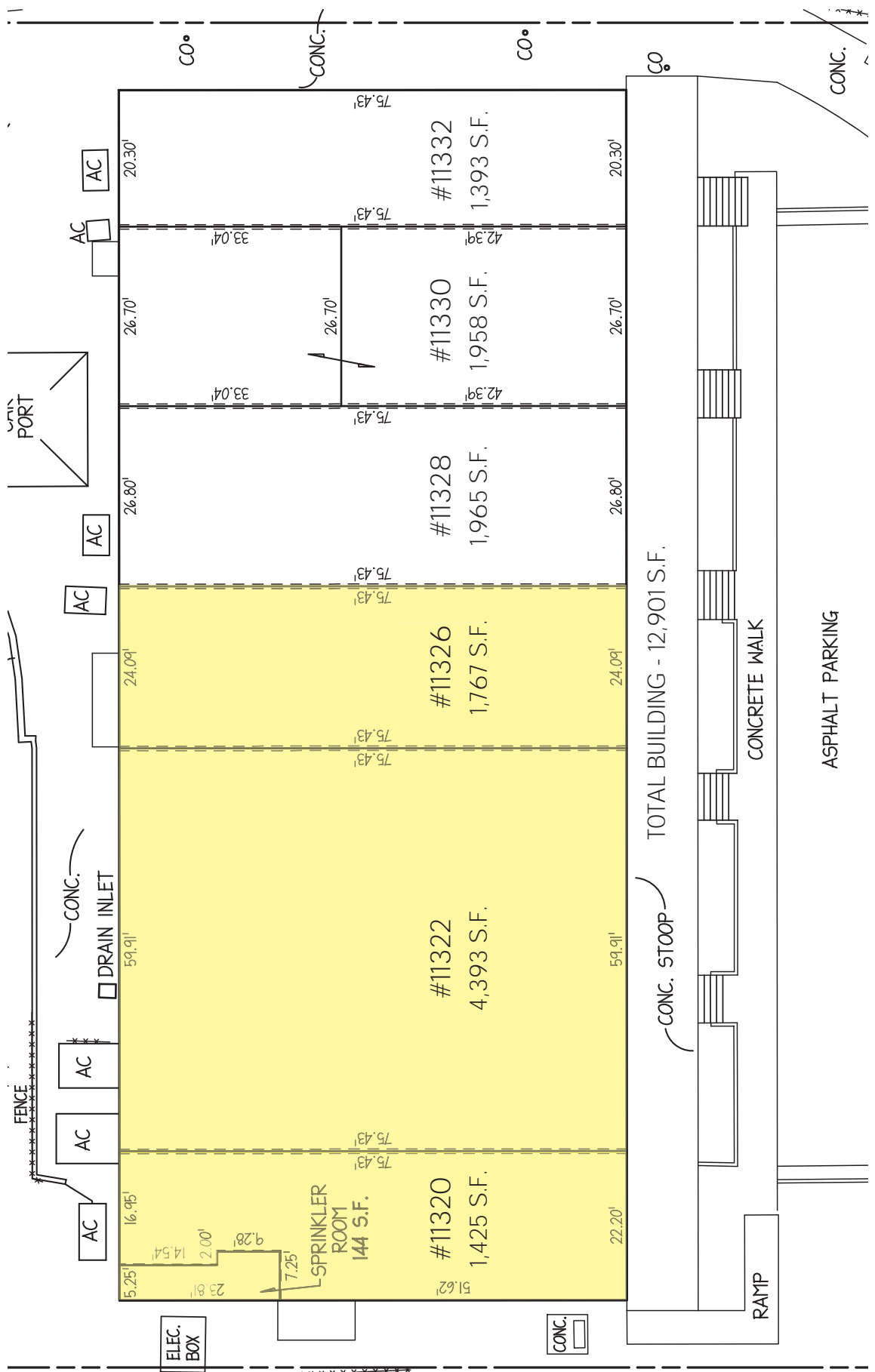
\$339,000



FXBG PLAZA

Aerial View





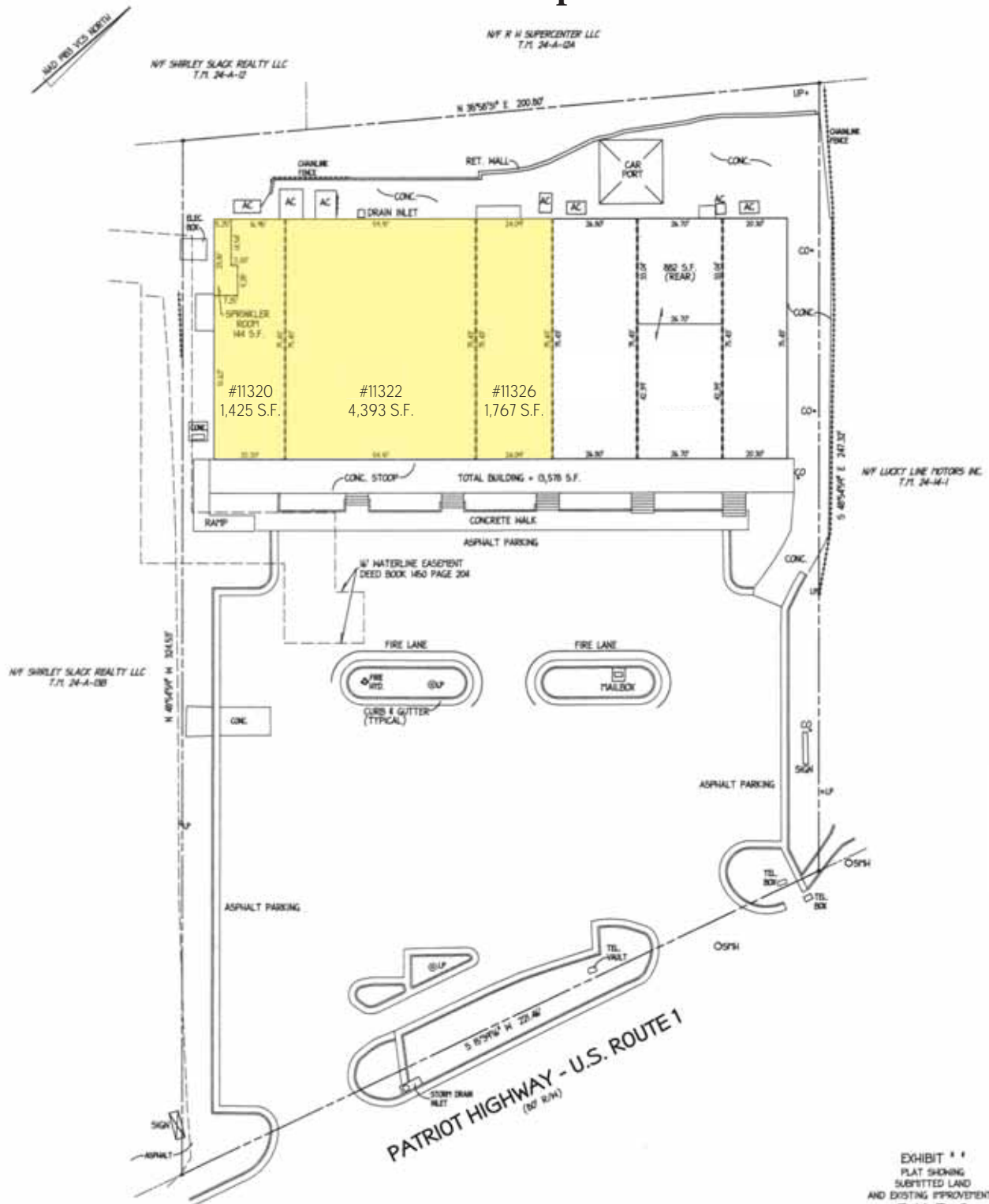
TOTAL BUILDING - 12,901 S.F.

CONCRETE WALK

ASPHALT PARKING

FXBG PLAZA

Plat Map



LEGEND

WP - WATER PETER
 CD - CLEAN OUT
 UP - UTILITY POLE
 WY - WATER VALVE
 FH - FIRE HYDRANT
 SPN - SANITARY SINKER PAVEMENT
 LP - LIGHT POLE
 AC - HVAC UNITS

SURVEYOR'S CERTIFICATE

I, LINDSEY K. GRIFFIN, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THESE PLANS LABELED SHEET 2 OF EXHIBIT ** TO THE DECLARATION ARE ACCURATE (WITHIN NORMAL TOLERANCES) AND COMPLY WITH SECTION 55-786 (B) OF THE CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETE EXCEPT AS OTHERWISE SHOWN.

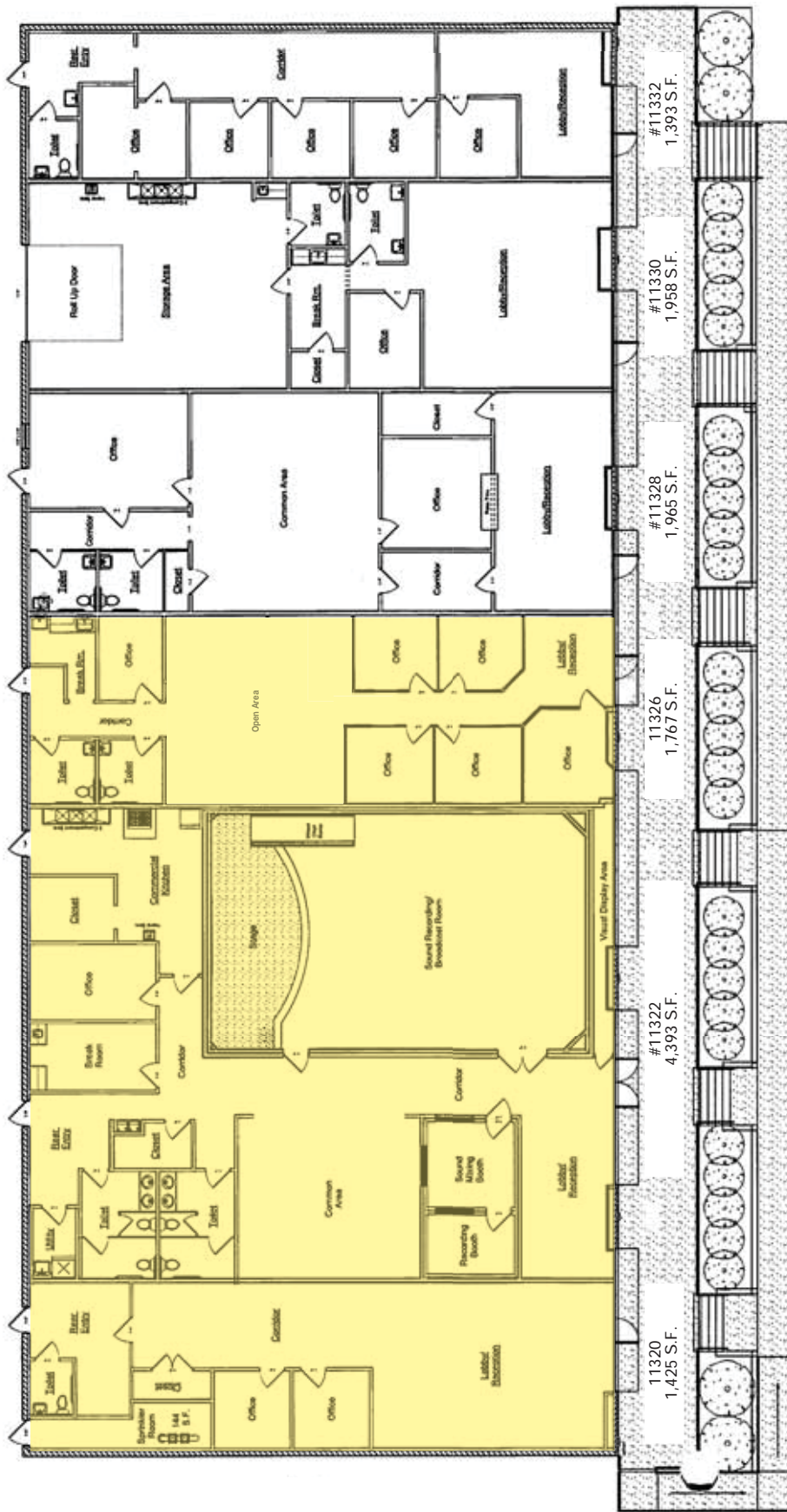


EXHIBIT **
 PLAT SHOWING
 SUBMITTED LAND
 AND EXISTING IMPROVEMENTS
F·X·B·G
PLAZA

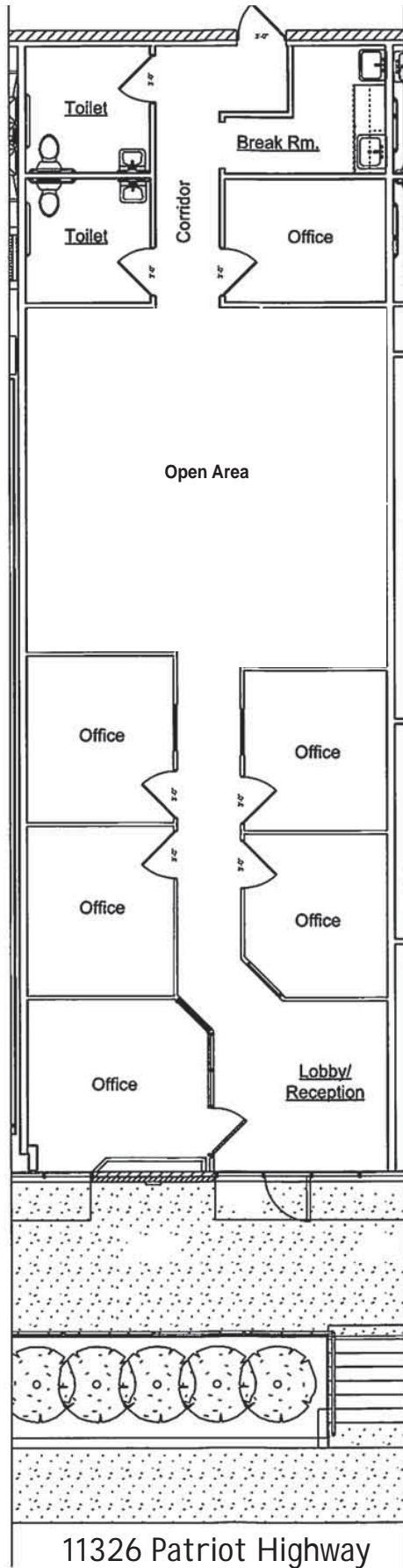
COURTLAND DISTRICT
 SPOTSYLVANIA COUNTY, VIRGINIA
 SCALE: 1" = 30' DATE: FEBRUARY 16, 2008

GRIFFIN SURVEYING, PLLC
 LINDSEY GRIFFIN - LAND SURVEYOR
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Building Floorplan

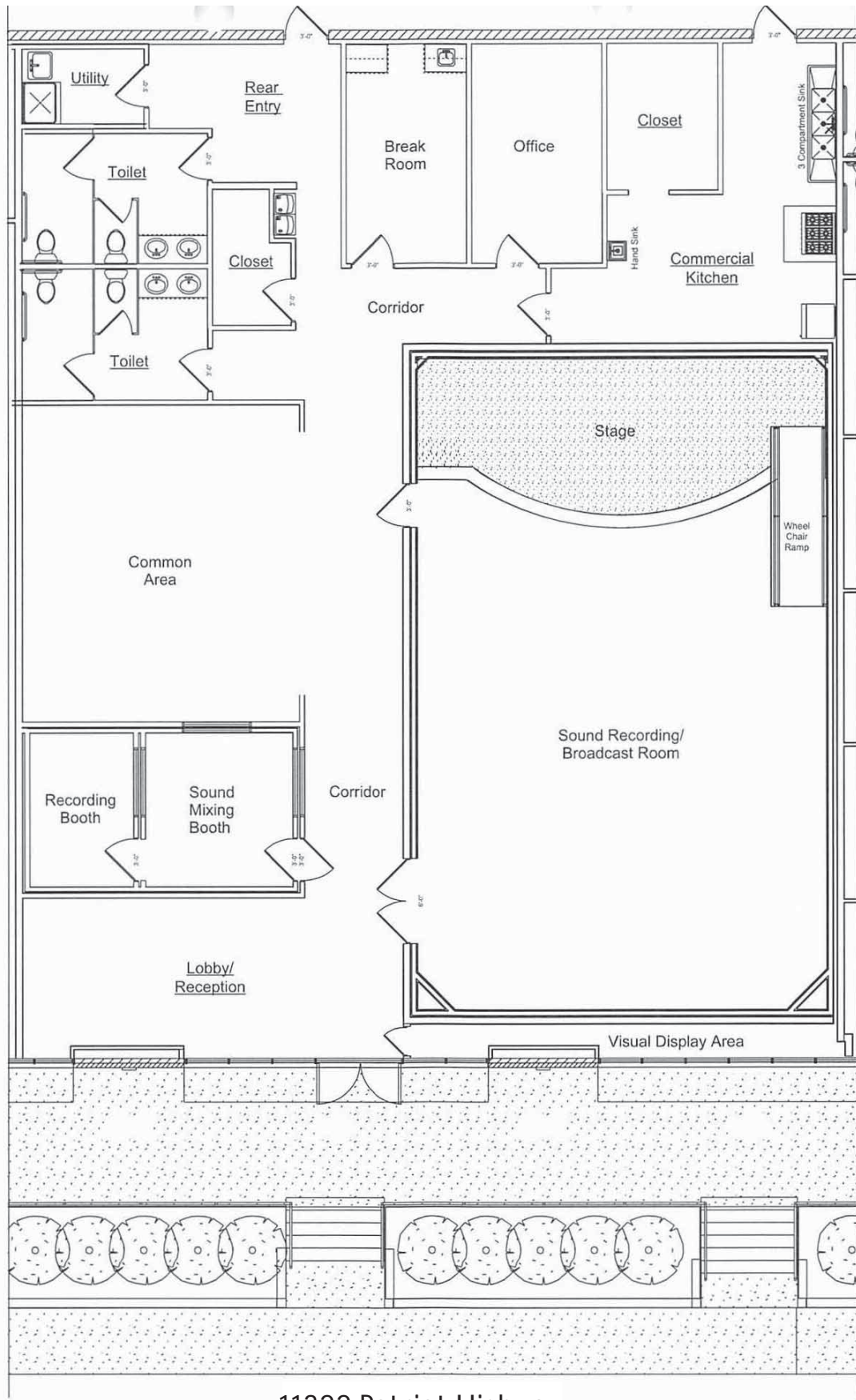


Existing Building Layout
11320 - 11332 Patriot Highway
Scale: 1/8" = 1'-0"
REV. 11-08-2018

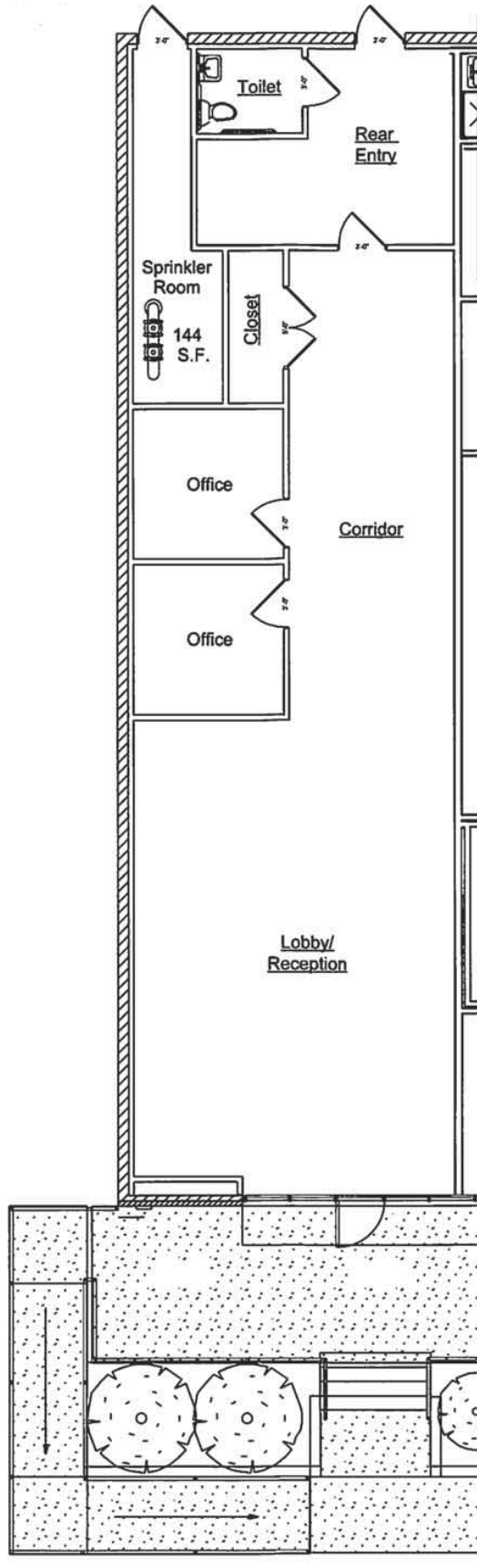


11326 Patriot Highway

1,767 S. F.



11322 Patriot Highway
 Unity of Fredericksburg
 4,393 S. F.



11320 Patriot Highway
Enterprise Car Rental
1,425 S. F.