

FOR SALE

308 WOLFE ST.

FREDERICKSBURG, VIRGINIA 22401



6,112 SF OFFICE BUILDING AVAILABLE



CUSHMAN &
WAKEFIELD

THALHIMER

**3
MOVE-IN-READY
SPACES!**

PROPERTY HIGHLIGHTS



THREE SPACES



Move-In-Ready Professional Office Building for Sale



Great for Law or Financial Advisor Office



Handicap Accessible



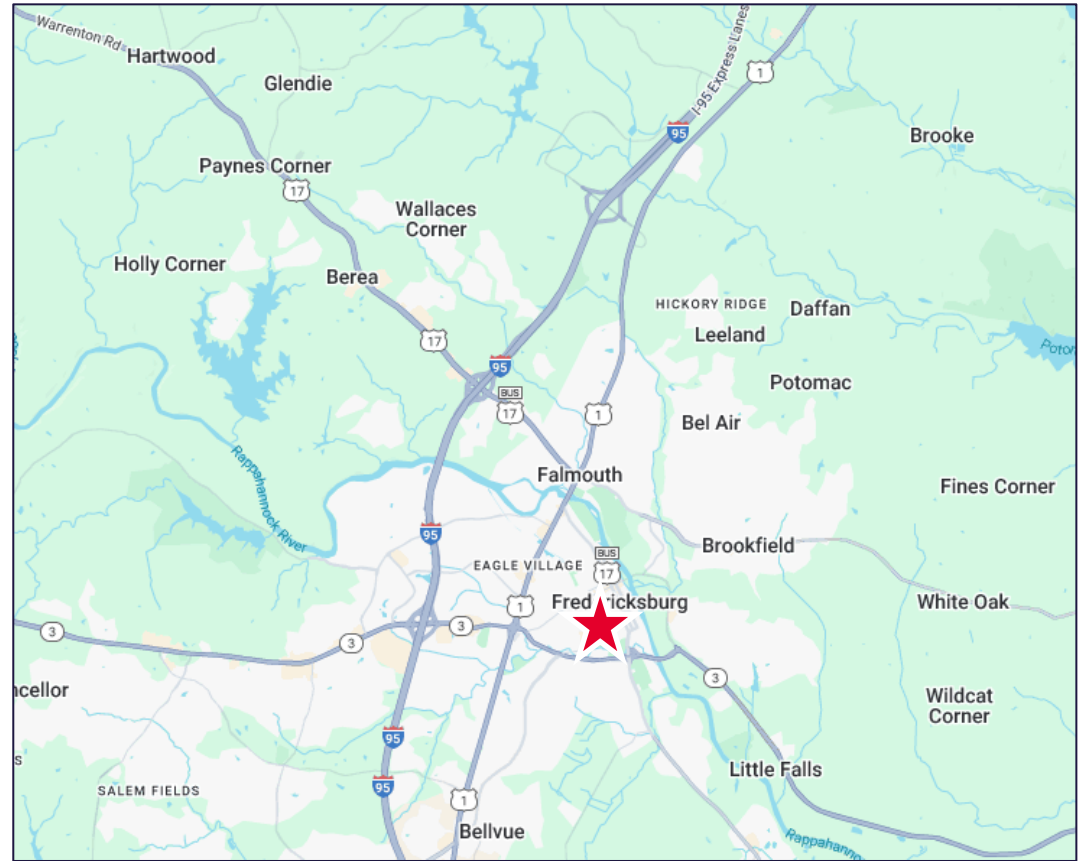
Conveniently Located Near the VRE



On-Site Parking



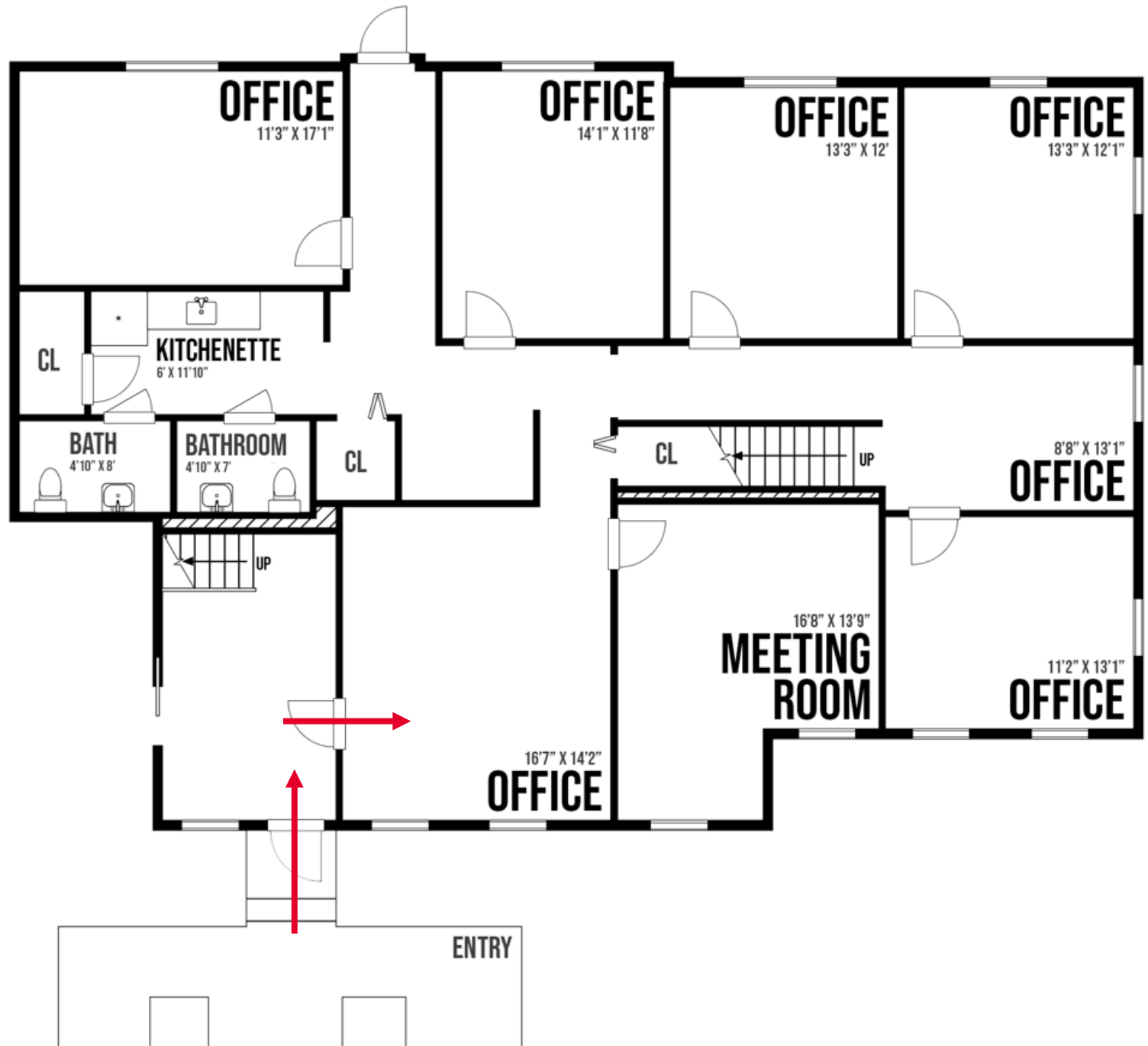
Zoned C-D



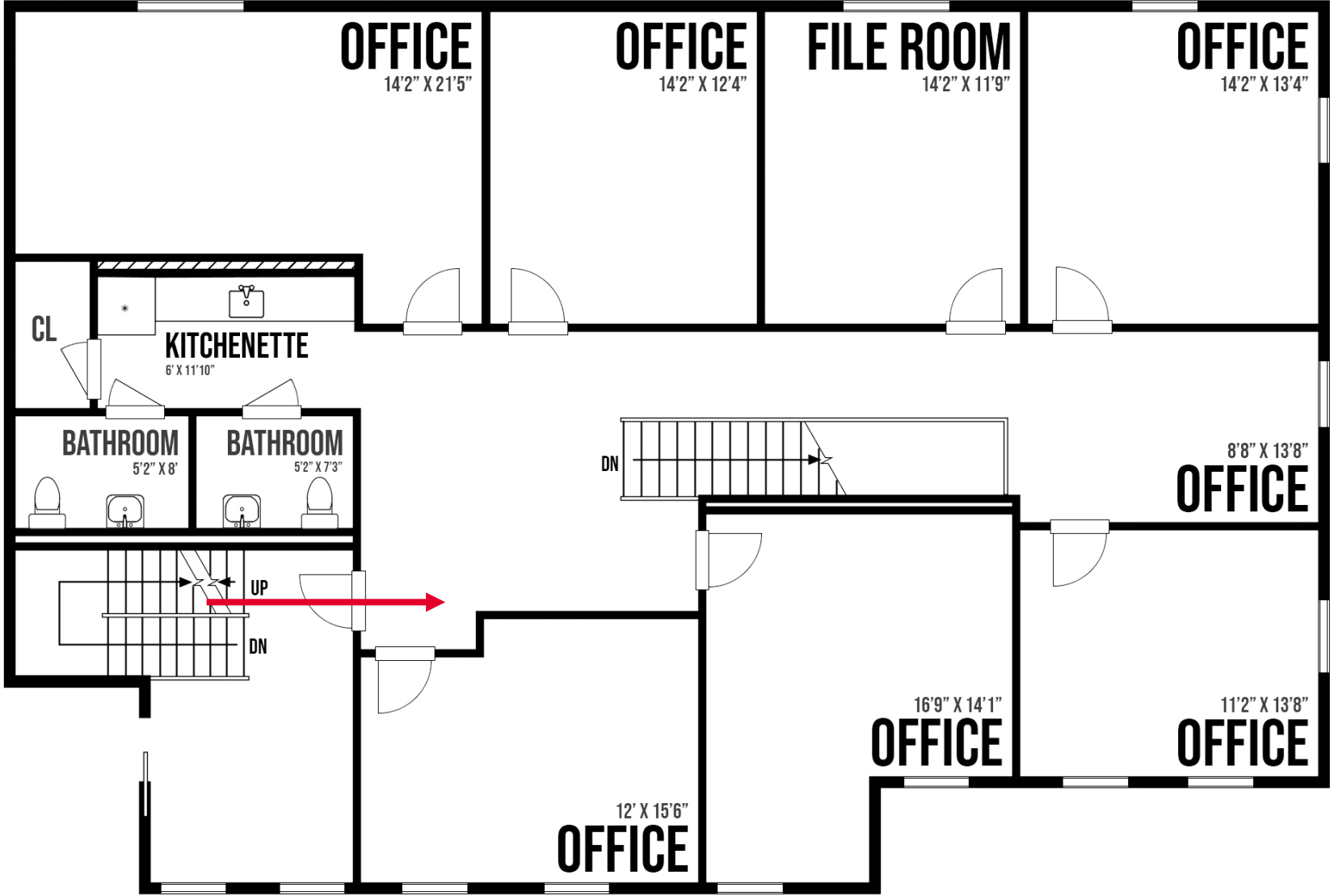
SPECIFICATIONS

Total Size	6,112 SF on 0.07 AC Lot
Available Suites	1,312 SF
	2,400 SF
	2,400 - 4,800 SF
Listing Price	\$2,100,00
Property Type	Class A Office Building

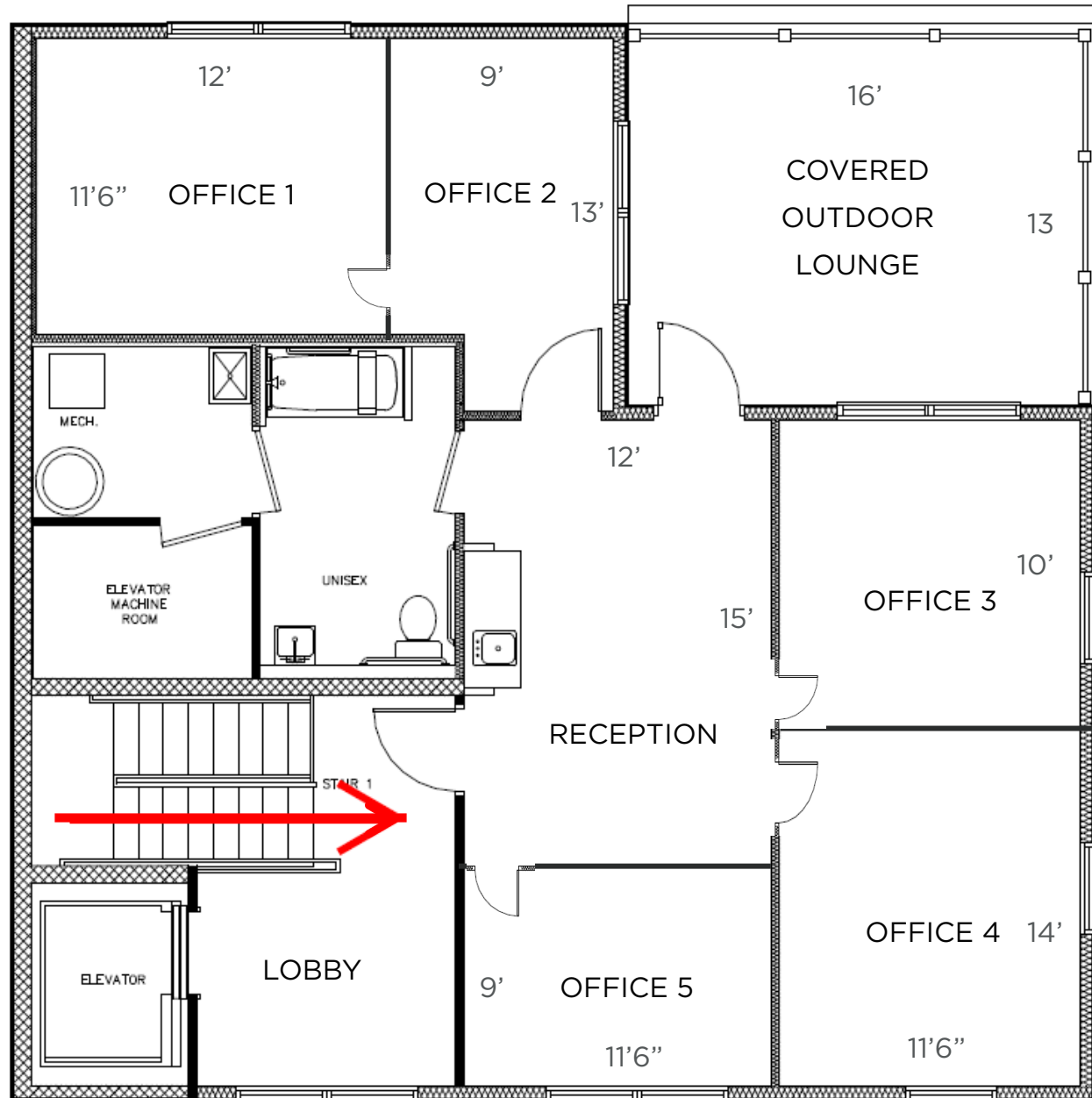
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





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