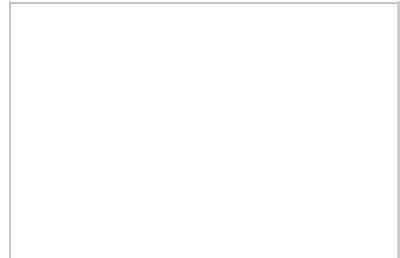


2301 JEFFERSON DAVIS HIGHWAY

FREDERICKSBURG, VIRGINIA 22401 | MLS #: FB8054855

\$895,000 | 4,640 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/42276>
For Instant Photos: Text 407749 To 415-877-1411

This large Commercial space has been utilized most recently for a Daycare Center, but is suitable for a number of uses. Located on heavily-traveled Jefferson Davis Highway, this property is situated near a traffic light and has service road access. A large parking lot, shaded additional space and loading dock can be found at the back of the building. The interior includes multiple entrances, with one separated entrance for deliveries or security screenings. Pass a separated main office and another potential office or waiting area on your way to the open rooms for classrooms, sales, or commercial storage. Large restrooms are available for clients, students and personnel. This property represents a phenomenal investment opportunity, and is also available for rent.

- Commercial Industrial, Office or Medical Building
- Previously utilized as a Daycare Center, with recent updates for this use
- Separated entrance for added security
- Large fenced playground
- Full industrial kitchen and commercial loading dock
- Spacious office and waiting areas
- An excellent investment opportunity
- Located near schools, transportation, shopping and downtown Fredericksburg



AGENT INFORMATION

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ABOUT HEATHER HAGERMAN

As a native Virginian, I thrive on introducing people and businesses alike to their new home (or site location) here in Central Virginia. I grew up in the Fredericksburg Region, and have enjoyed being a part of this wonderful community. I began my real estate career 13 years ago in Southern California selling properties in Laguna Beach, Laguna Niguel, Dana Point a...



Disclaimer: All information deemed reliable but not guaranteed.