



Property Features

- 13,786 SF medical office property with full medical suite upstairs and four tenant spaces on the first floor
- Ideal for owner/user
- Located on the campus of Mary Washington Hospital, within close proximity to Downtown Fredericksburg, University of Mary Washington, and easy access to I-95, Route 3 and Route 1
- Owner occupies the upper floor and will be vacating at sale. Selling with one lease in place.
- Asking price: \$3,345,600



For more information, contact:

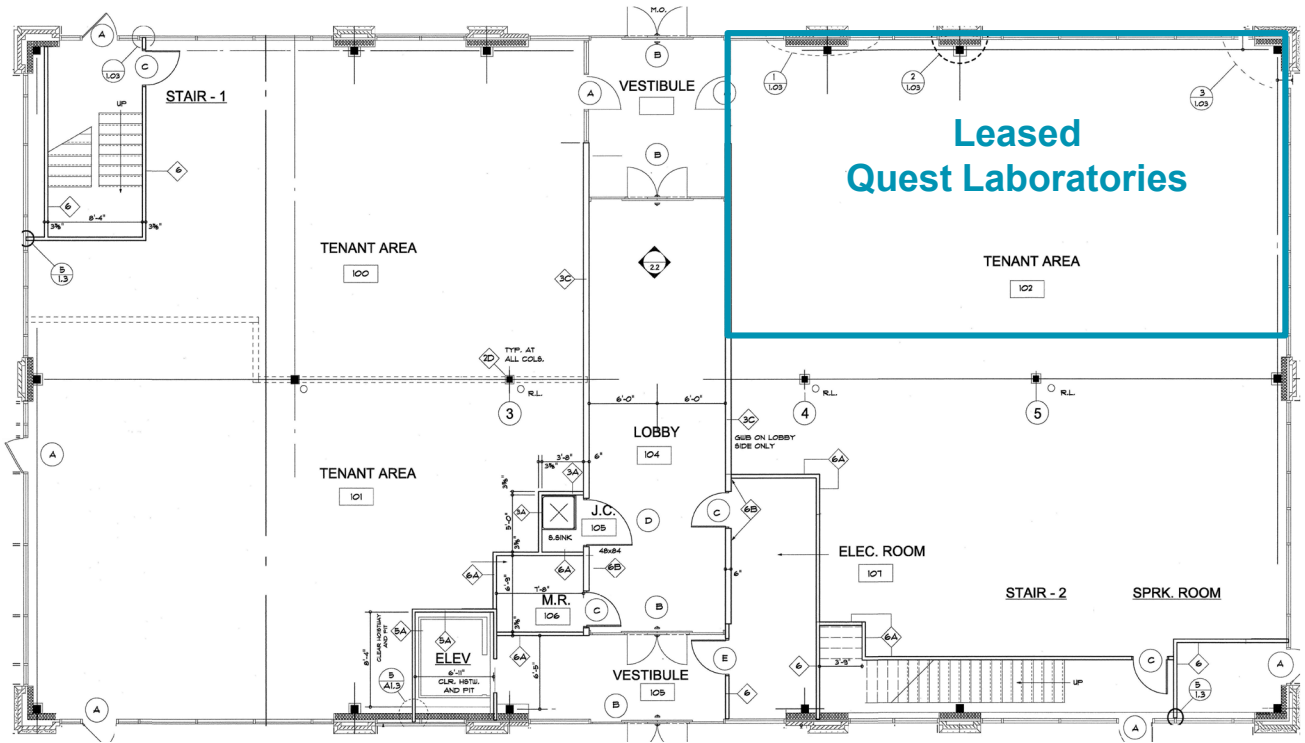
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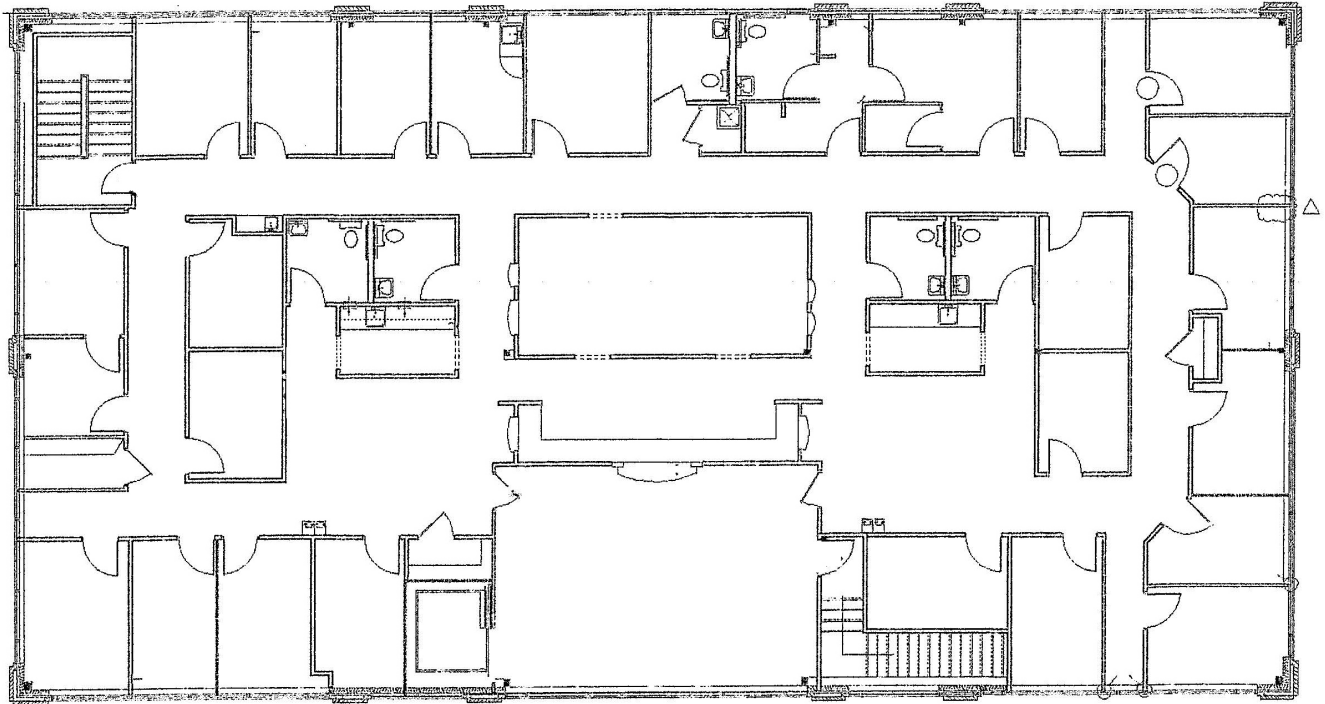
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1st Floor



2nd Floor



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Interior Photos



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