

17106 & 17108 S. CRATER ROAD

FOR SALE

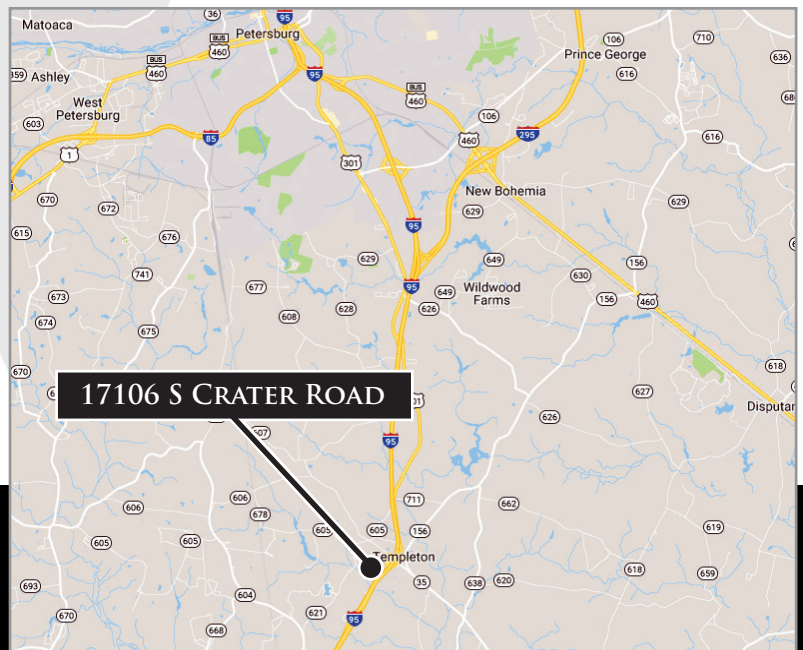
— South Prince George, Virginia —



MULTI-USE PROPERTY LOCATED ALONG I-95

PROPERTY HIGHLIGHTS:

- ▶ Two parcels, zoned B-1, totaling 3.35+/- acres
- ▶ Excellent visibility along Rt. 301 and I-95 (Less than 1 mile from the I-95 Exit 41)
- ▶ Zoning offers many options for use
- ▶ First parcel- (2.22+/- acres) Rustic 2 ½ story log style building with basement. Upper ½ story is unfinished.
- ▶ Previously operated as a bed and breakfast, restaurant and antique retail location; Four stone fireplaces
- ▶ Second parcel (1.13+/- acres) previously operated as a gas station, Also B-1 zoned
- ▶ Two bay service use with attached car port; Paved parking lot
- ▶ **REDUCED PRICE: \$275,000 (All or Part)**



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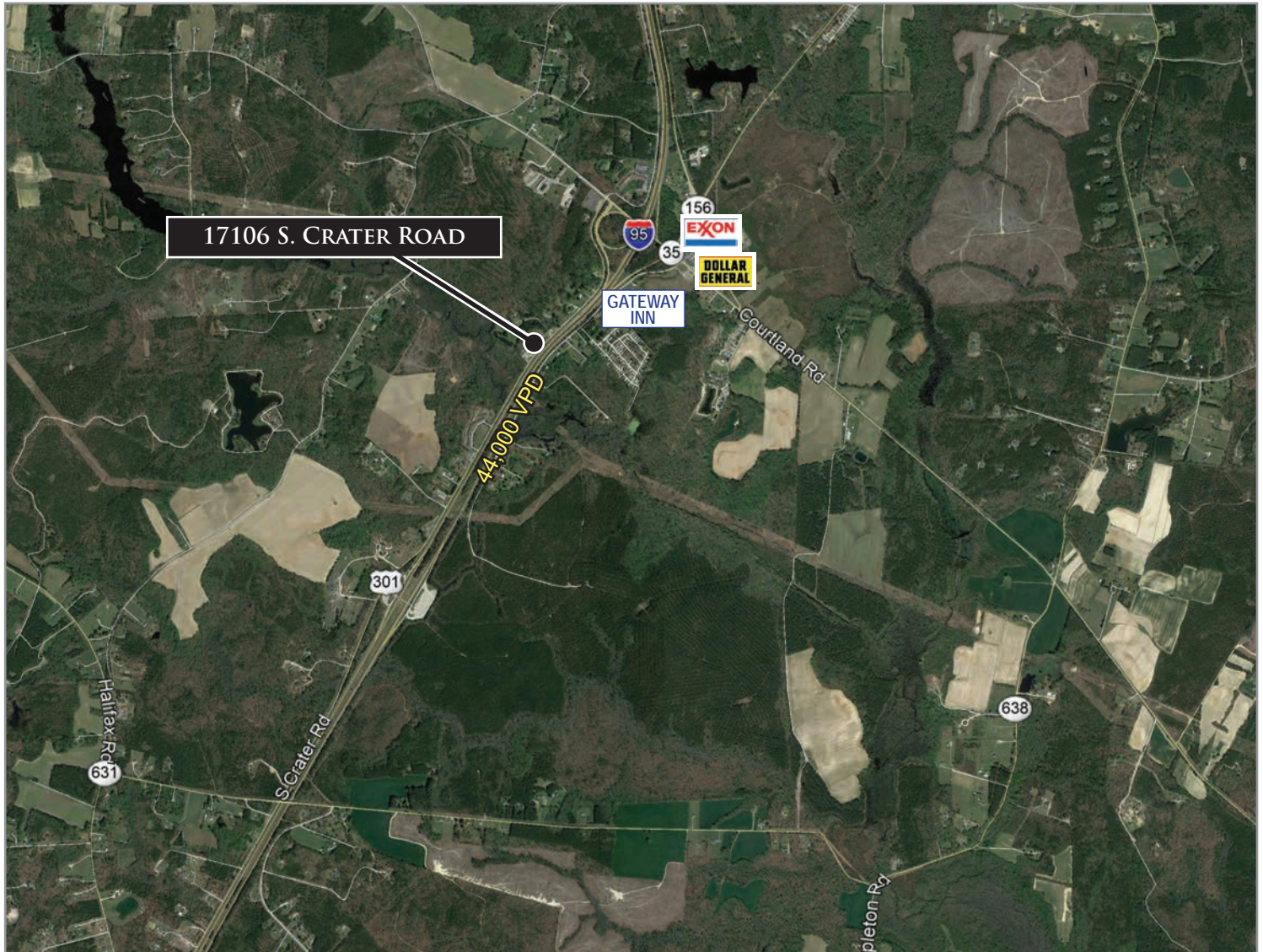
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