

## FOR SALE 461 Chatham Heights Road

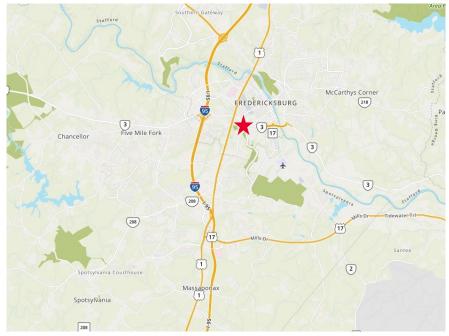
Fredericksburg, VA 22405



## **Property Features**

- Office building visible from heavily traveled Route 206/Butler Road
- · Off-street parking
- Perfect for a small business
- · B2 zoning allows for a variety of uses
- 17,000 VPD on Route 206 at Chatham Heights Road

Specifications	
Available SF	1,040 SF
Asking Price	\$329,000
Availability	Immediately
Acreage	.63 Acres
Zoning	B2



For more information, contact:

**VIRGIL NELSON, CCIM** 

Senior Vice President 540 322 4150 virgil.nelson@thlahimer.com Eagle Village 1125 Jefferson Davis Hwy, Suite 350 Fredericksburg, VA 22401 www.thalhimer.com



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