

Incredible Business Potential in Growing Caroline County, VA!

\$800,000

EXCELLENT POTENTIAL IN THIS COMMERCIAL PROPERTY!!! LOCATED IN GROWING CAROLINE COUNTY!!! 585 FEET OF ROUTE 1 ROAD FRONTAGE!!! THE CURRENT BUILDING IS PERFECT FOR A RESTAURANT, CONVENIENCE STORE, ANTIQUE SHOP AND MORE!!! CLOSE TO 95 AND SEVERAL HOME DEVELOPMENTS!!! DON'T MISS THIS ONE!!!

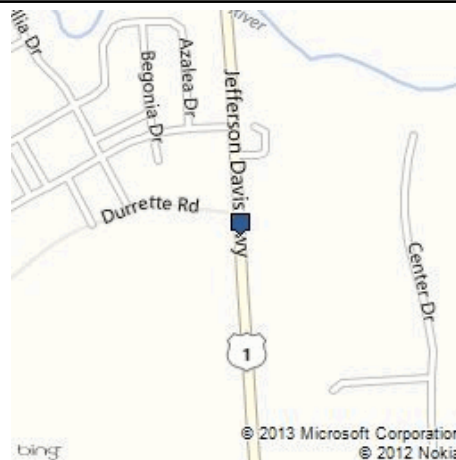


17348 Jefferson Davis Hwy. Ruther Glen, VA 22546

Listed with MacDoc Realty, LLC
1809 William Street
Fredericksburg, VA 22401
540-372-7777
Fax: 866-493-1288

Please call to arrange a viewing Jennifer Sublett, Sales Agent **540-623-4428**

www.jensublett.macdocrealty.com



Status: ACTIVE

Ownership: Fee Simple - Sale

List Price: \$800,000.00

Legal Sub: LADYSMITH

Auction: No

Transaction Type: Standard Sale

Project:

Adv. Sub: LADYSMITH

Price/SqFt: \$10.60

Total Taxes: \$1,975

Tax Year: 2012

C/C Fee: /mo pd

Area:

Security:

Avail:

CAM:

ADC Map:

Gross SQ FT: 2,776

Net SQ FT: 2,776

Min Lease:

TBM Map:

Yr. Built: 1932

Comm/Ind Type: Automotive, C-Store, Church/School, Gas Station,

Max Lease:

Lot-SF: 67,518

Location:

Occupied: Yes

#Levels: 1

Comm/Ind Misc:

Exterior Const:

Roofing:

Floor:

Clear Span Ceiling Height:

Load:

#OHD:

Door Height Drive In:

Parking: DW - Circular, Private 11+ Spaces, Gravel Driveway

Soil:

Parking Space #:

#Spaces:

#Crprt:

#Garage:

Heat System:

Parking Ratio:

Water: Public H/U Avail, Well

Heating Fuel:

Cool System:

Hot Water:

Sewer/Septic: Public H/U Avail, Septic

Cooling Fuel:

Electric Service:

Metering:

C/C Fee Includes:

TV/Cable/Comm:

Water Access:

Water Front:

Water View:

Wtr Frontage:

Dock Conveys:

Dock Type:

List Date: 15-Mar-2013

Update Date: 15-Mar-2013

DOM-MLS: 0

DOM-Prop: 295

Listing Company: MACDOC REALTY LLC

Show Instructions: Call 1st-Lister

Vacation Prop: No

Blks to Ocn:

Public Rd:

Directions:

Internet Remarks: EXCELLENT POTENTIAL IN THIS COMMERCIAL PROPERTY!!! LOCATED IN GROWING CAROLINE COUNTY!!! 585 FEET OF ROUTE 1 ROAD FRONTAGE!!! CURRENT BUILDING PERFECT FOR RESTAURANT, CONVENIENCE STORE, ANTIQUE SHOP, AND MORE!!! CLOSE TO 95 AND SEVERAL HOME DEVELOPMENTS!!! DON'T MISS THIS ONE!!!

