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
Ownership: Fee Simple - Sale
List Price: $800,000.00
Transaction Type: Standard Sale
Price/Sqft: $10.60

Status: ACTIVE
Auction: No
Adv. Sub: LADYSMITH
C/C Fee: /mo pd
Min Lease:

Legal Sub: LADYSMITH
Tax Year: 2012
CAM:

Project:
Avail:

Total Taxes: $1,975
Net SQ FT: 2,776
FAR:

Security:

Gross SQ FT: 2,776

Yr. Built: 1932
Comm/Ind Type: Automotive, C-Store, Church/School, Gas Station,

Lot-SF: 67,518
Location:

#Spaces: #Crprt: #Garage:

#Levels: 1
Comm/Ind Misc:

Exterior Const:

Floor:

Load:

Door Height Drive In:
Parking: DW - Circular, Private 11+ Spaces, Gravel Driveway

Parking Space #:

Heat System:

Water: Public H/U Avail, Well

Cool System:

Sewer/Septic: Public H/U Avail, Septic

Electric Service:

C/C Fee Includes:

Water Access:

Dock Conveys:

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
Biks to Ocn:

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!!!