

4550 EMPIRE COURT FREDERICKSBURG, VA 22408

3,000 SF MEDICAL OFFICE SPACE AVAILABLE | FOR SALE



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PREMISES

3,000 sf medical office condo for sale near the new VA Hospital.

TOTAL 3,000 SF

FRONTAGE

±15 Feet

POSSESSION

Immediate

ASKING PRICE

- 3,000 SF at \$895,000
- 2nd 3,000 SF unit can be purchased for \$895,000, if purchased together.

NEIGHBORS

WaWa, VA Hospital, Chick Fil A, Denny's, Golden Corral, Waffle House, Weis, Subway, Travel Lodge, Fairfield Inn, and so much more

COMMENTS

- Currently a Pediatric Practice
- Waiting room, three offices, lab, procedure room, seven exam rooms and two restrooms
- Less than a mile from I-95, exit 126

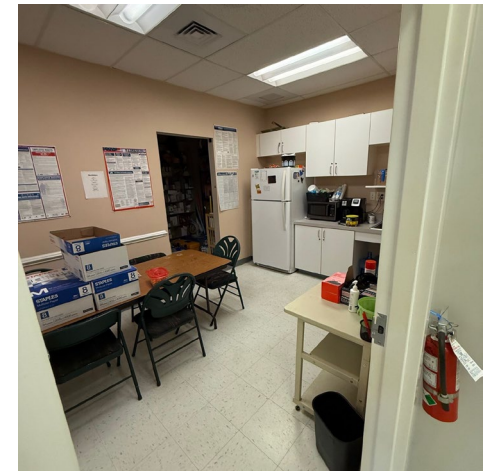


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PHOTOS

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AERIAL

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For more information, please contact:

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