



OFFICE/RETAIL FOR SALE

**471 Chatham Heights Road**  
Fredericksburg, VA 22405



**VIRGIL NELSON, CCIM**  
Senior Vice President  
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# 471 Chatham Heights Road

## PROPERTY OVERVIEW

### PROPERTY FEATURES

- Excellent location across from Wawa and CVS at busy intersection
- Signalized intersection
- 3,590 SF of office or retail space
- Approximately 1,500 SF of detached garage space
- Directly adjacent to 0.68 acres for sale

### PROPERTY SPECIFICATIONS



**1.02 ACRES**  
TOTAL SIZE



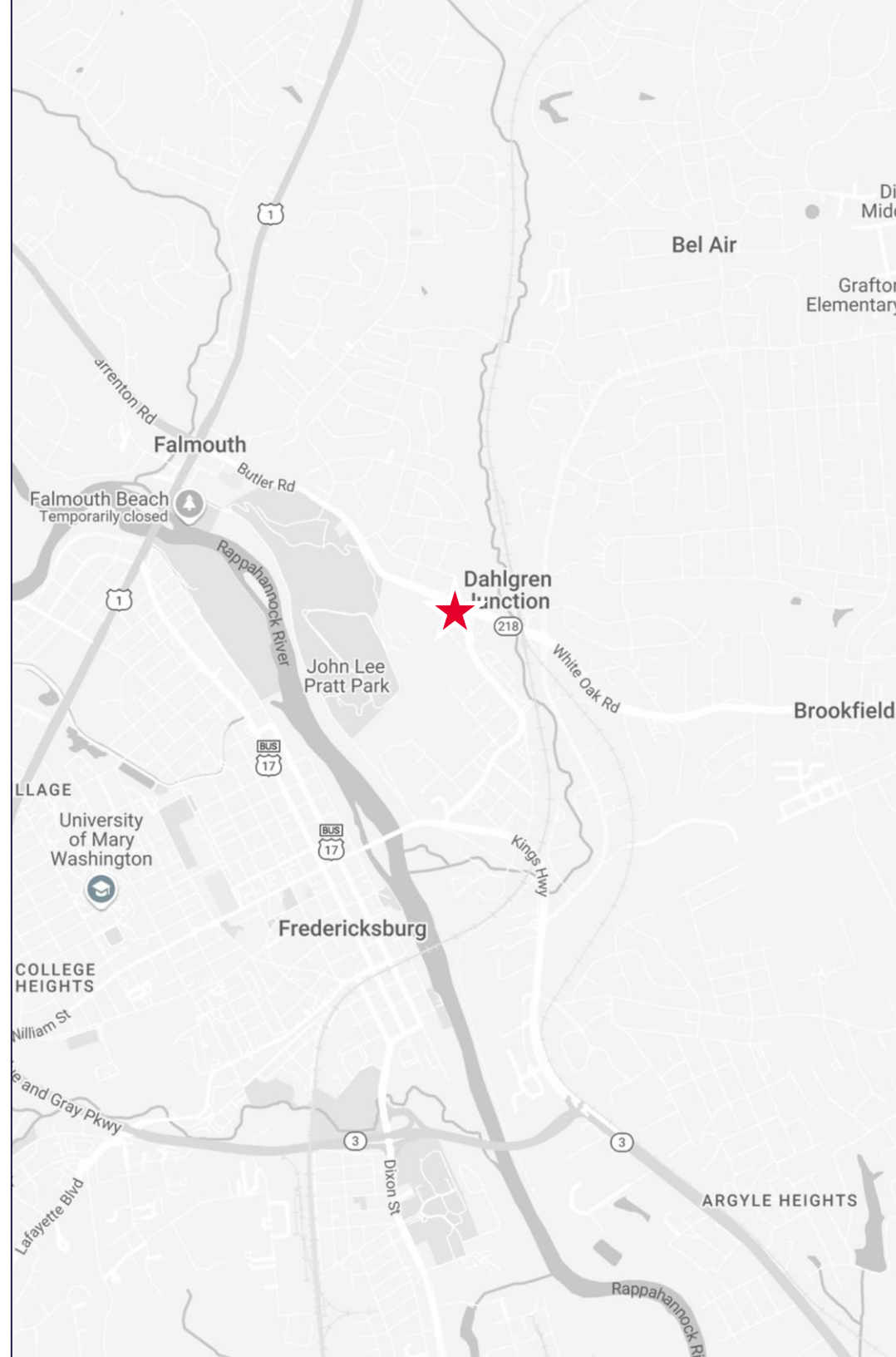
**\$800,000**  
ASKING PRICE



**B2**  
ZONING



**AVAILABLE IMMEDIATELY**  
TIMING





471 Chatham Heights Rd



Chatham Square Office Park



Chatham Square

**FOR MORE INFORMATION, CONTACT:**

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