



For Sale

1802, 1804 & 1806 Fall Hill Avenue
and 607 Stuart Street
Fredericksburg, VA 22401



1802 & 1804 Fall Hill Ave.



1806 Fall Hill Ave.

Presented by:

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Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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Property Information

1802, 1804 & 1806 Fall Hill Avenue and 607 Stuart Street
Fredericksburg, VA 22401

PROPERTY:

Located on Fall Hill Avenue near the canal, this property is comprised of four residential units, one commercial space and one residential building lot. This property would be great for a user needing commercial space or an investor looking for their next investment.

1802 & 1804 Fall Hill Avenue:

Comprised of two rental units with 1802 upstairs and 1804 downstairs. Total square feet for the building is 2,625 making the size of each unit approximately 1,312 square feet.

1802 upstairs rents for \$1,000.00. Two bedrooms and two bathrooms, kitchen and living room. Renovated in 2000. Current tenant has lived there for 20 years.

1804 is a downstairs unit with two bedrooms and 1 full bath with living room and kitchen. Rents for \$1,200. Renovated in 2019

1806 Fall Hill Avenue:

Comprised of three units, one upstairs residential unit, one downstairs residential unit and the existing store. Total building area is 3,457 square feet.

1806 (commercial space) has a floor area of approximately 1,400 square feet. The space has a half bathroom and a walk-in cooler. ***Note: If needed, Seller shall agree to lease the space and continue to run his business for \$1,400.00 per month for one year from the date of closing.***

1806-1 The downstairs residential unit has two bedrooms, one bath, living room and kitchen. It was renovated in 2018 and rents for \$1,000. The size of the unit is approximately 857 square feet.

1806-2 The upstairs residential unit has three bedrooms, one bath and a large living room and kitchen. Renovated in 2002 the unit rents for \$1,300.00. The size of the unit is approximately 1,200 square feet.

The three building lots with existing buildings have a total land area of 7,905 square feet. The property fronts on Fall Hill Avenue for a total of approximately 75.05 feet.

Each building has only one water meter so the landlord pays sewer and water. Sewer and water fees run approximately \$155.00 per month for each of the two buildings. All of the units are separately metered for electric and gas.

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Total Rent:

Gross rent without the commercial portion is \$4,500.00. With the Seller lease back the total rent would be \$5,900.00.

607 Stuart Street: Vacant Lot that is 3,150 square feet in size. Lot has an encroachment from the neighbor on the southeast corner (see plat of survey). The lot acts as off street parking for the residential units and the store.

Price:

The two existing buildings are \$749,900.00 and the lot price is \$150,000.00. Please note that the lot will not be sold before the buildings are sold.

Utilities:

All utilities are available to the properties including cable and natural gas.

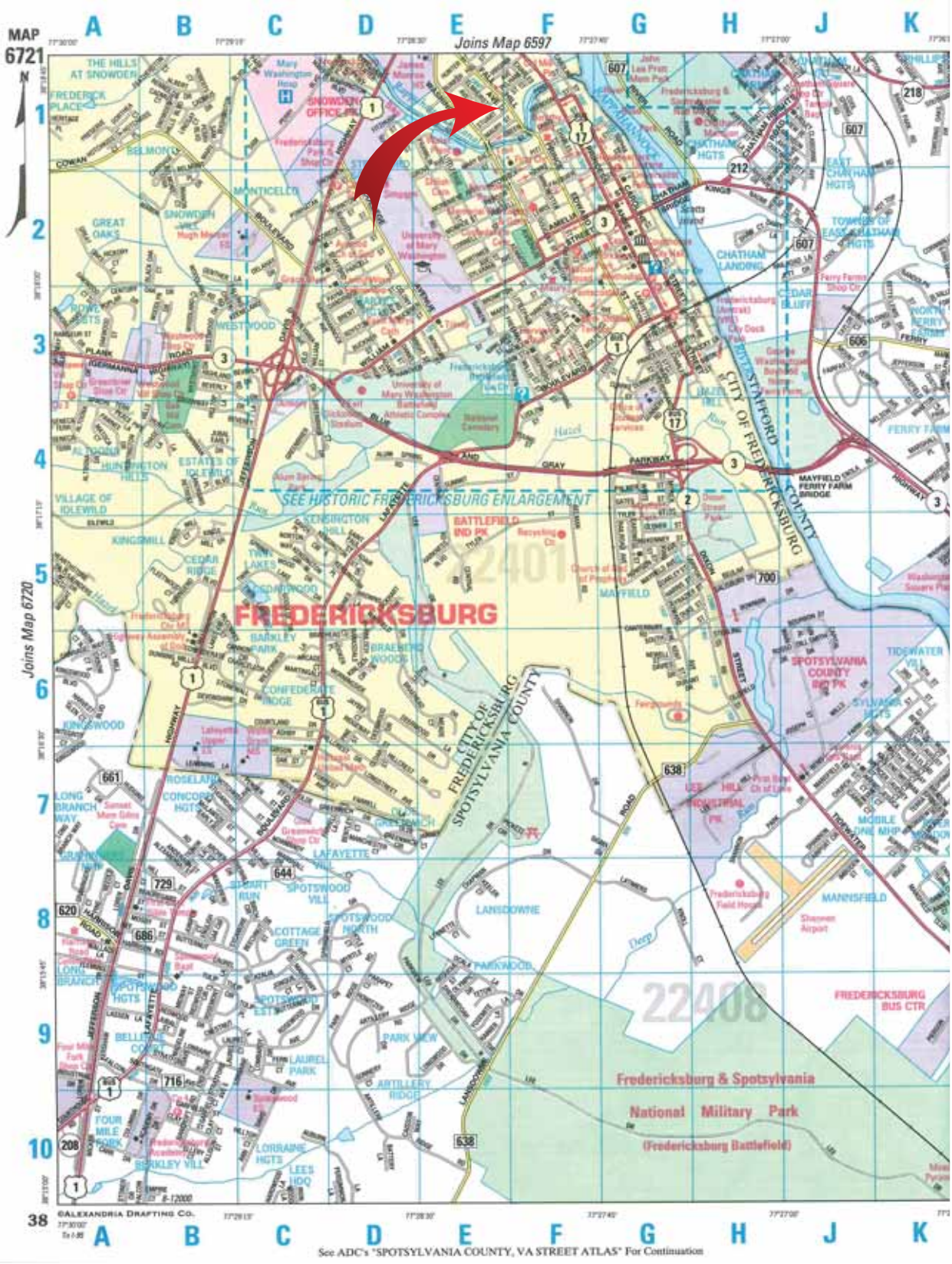
Zoning:

All of the properties are zoned R-4



607 Stuart Street, vacant lot used as off-street parking.

Area Map Location



Satellite Map Location



Commercial Unit with Convenience Store



3 Bedroom Apartment



3 Bedroom Apartment



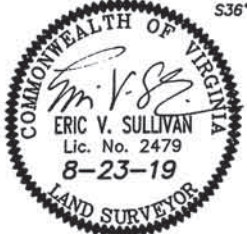
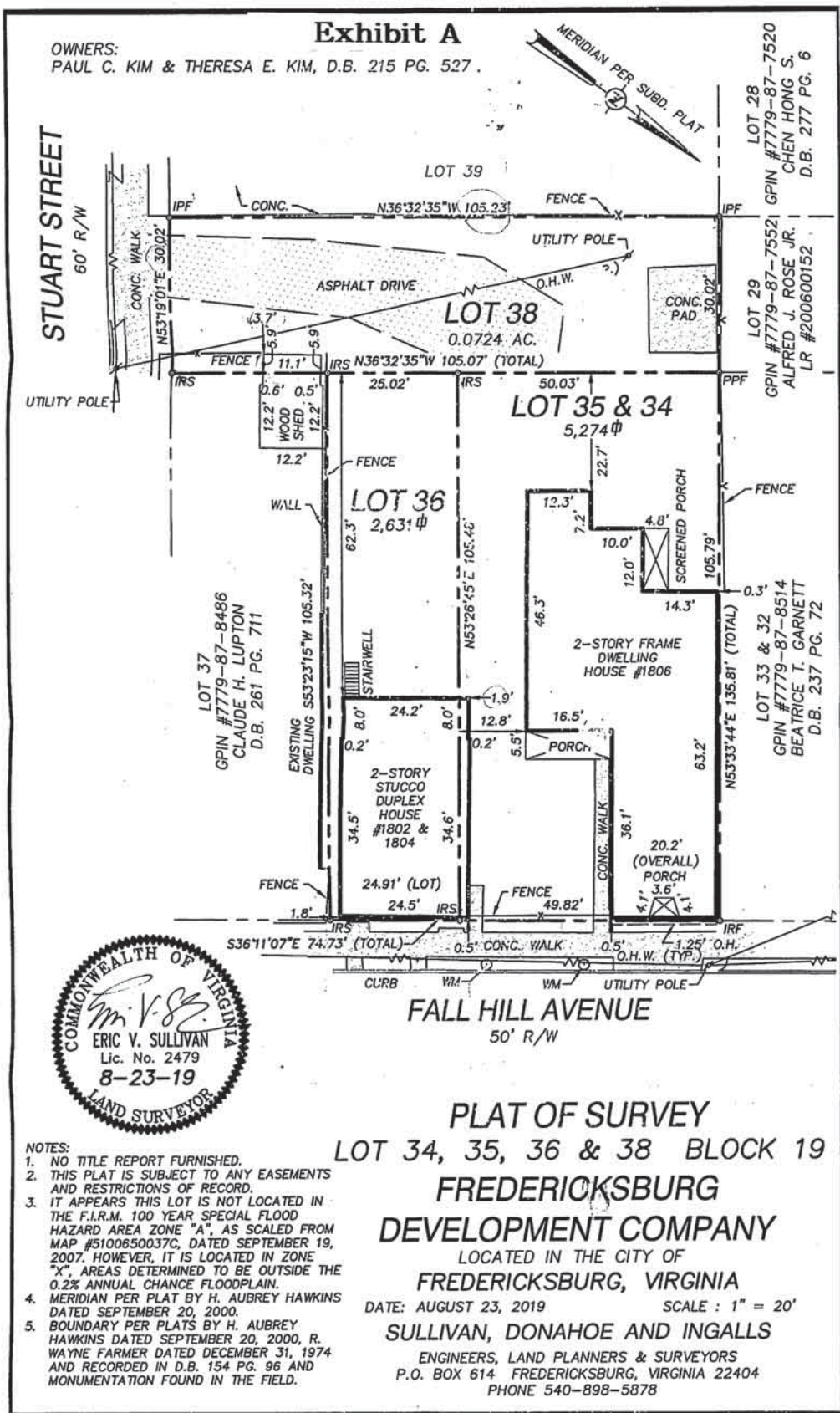
Site Plan



Plat Map

Exhibit A

OWNERS:
PAUL C. KIM & THERESA E. KIM, D.B. 215 PG. 527.



- NOTES:
1. NO TITLE REPORT FURNISHED.
 2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 3. IT APPEARS THIS LOT IS NOT LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD HAZARD AREA ZONE "A", AS SCALED FROM MAP #5100650037C, DATED SEPTEMBER 19, 2007. HOWEVER, IT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 4. MERIDIAN PER PLAT BY H. AUBREY HAWKINS DATED SEPTEMBER 20, 2000.
 5. BOUNDARY PER PLATS BY H. AUBREY HAWKINS DATED SEPTEMBER 20, 2000, R. WAYNE FARMER DATED DECEMBER 31, 1974 AND RECORDED IN D.B. 154 PG. 96 AND MONUMENTATION FOUND IN THE FIELD.

PLAT OF SURVEY
LOT 34, 35, 36 & 38 BLOCK 19
FREDERICKSBURG
DEVELOPMENT COMPANY
 LOCATED IN THE CITY OF
FREDERICKSBURG, VIRGINIA
 DATE: AUGUST 23, 2019 SCALE : 1" = 20'
SULLIVAN, DONAHOE AND INGALLS

ENGINEERS, LAND PLANNERS & SURVEYORS
 P.O. BOX 614 FREDERICKSBURG, VIRGINIA 22404
 PHONE 540-898-5878