

\$425,000 - 1504 Princess Anne St, Fredericksburg

MLS® #VAFB2006010

\$425,000

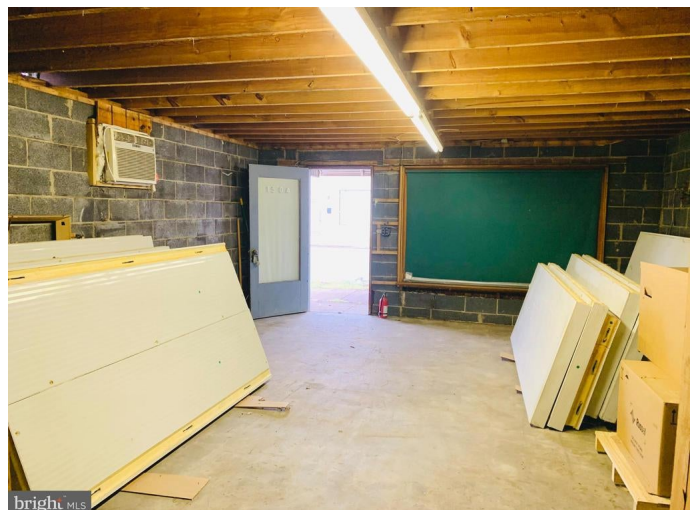
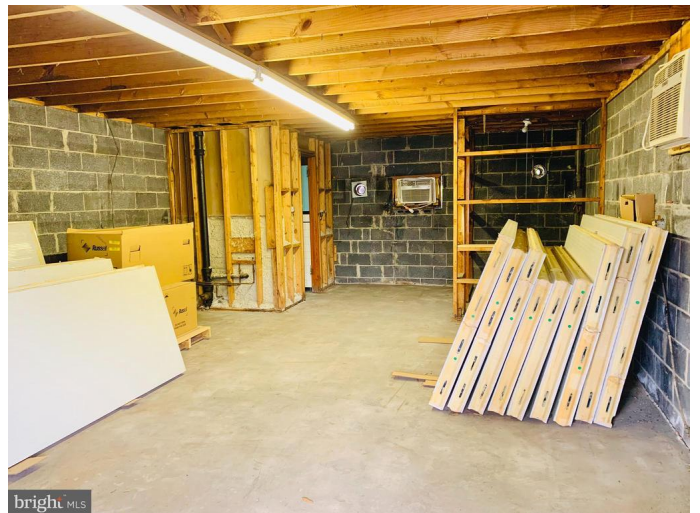
0 Bedroom, 0.00 Bathroom, 468 sqft
Commercial Sale on 0.18 Acres

N/A, Fredericksburg, VA

1504 Princess Anne Street, where opportunity meets potential. This 468 square foot blank canvas invites you to unleash your creativity and transform it into your vision of grandeur. Positioned on a bustling corridor into downtown Fredericksburg, this free-standing commercial property offers endless possibilities. Step inside and find your vision. Currently in shell condition, this property provides a blank slate for you to customize according to your needs and preferences. With one bathroom already in place, you have the foundation to create a space that perfectly suits your business aspirations, reflects your brand's personality and resonates with your target audience.

In addition to its potential for customization, 1504 Princess Anne Street is strategically located within the Creative Maker zoning district, further enhancing its appeal and potential uses. This designation opens up a wide range of allowable uses, including but not limited to art galleries, craft studios, creative workshops, retail boutiques, specialty food and beverage establishments, and office spaces for creative professionals.

With its prime location on Princess Anne Street, this property is positioned for success. On a key corridor into downtown Fredericksburg, it benefits from high visibility and foot traffic, ensuring that your business receives maximum exposure and accessibility to potential customers. Olde Towne Steak & Seafood, Canal Quarter Arts, Haley's Honey



Meadery, Equipment Connection, Sprelly, and Red Dragon Brewery will welcome you as neighbors.
Walk-in cooler kit in property is available for sale.

Built in 1949

Essential Information

MLS® #	VAFB2006010
Price	\$425,000
Bathrooms	0.00
Square Footage	468
Acres	0.18
Year Built	1949
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	1504 Princess Anne St
Subdivision	N/A
City	Fredericksburg
County	FREDERICKSBURG CITY-VA
State	VA
Zip Code	22401

Interior

Heating	None
Cooling	Window Unit(s)

Exterior

Exterior	Block, Brick and Siding
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School Information

District	FREDERICKSBURG CITY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 14th, 2024
Days on Market	534

Zoning

CM

Listing Details

Listing Office

Coldwell Banker Elite



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Listing information last updated on November 4th, 2025 at 10:15pm EST