



## 107 PEGRAM LN, FREDERICKSBURG, SPOTSYLVANIA

### ACTIVE

Property may qualify as Opportunity zone!! .52 Acres of commercially zoned (C-3) FLAT land in a great location! Okay to walk/view lot. Located in a growing area of Spotsylvania, convenient to Route 208, and Route 1. A full list of uses is available, but here are a few: Art and Craft Studio, Assisted living facility, Building materials yard, Business service and supply establishment, Car Wash, Child care center, Community center, Eating establishment, Financial institution, Heavy equipment and specialized vehicle sale; rental and service establishment, Indoor commercial recreation/athletic facility, Medical care facility, Micro-brewery/winery/cider distillery, Mini Warehousing establishment, Offices, Nursing home, Private School, Public School, Repair service establishment, Theater, Vehicle light service establishment, Wholesale Trade establishments. THERE ARE MANY SPECIAL USES AS WELL. Owner Financing a consideration.

### MORE DETAILS

**Address:**

107 PEGRAM LN  
FREDERICKSBURG, VA 22408

**Acreage:** 0.5 acres

**County:** Spotsylvania

**GPS Location:**

38.254380 x -77.503420

**PRICE: \$348,900**