

FAMILY (? DOLL



1.25± AC WITH PERMITTED EXPANSION UP TO 2,500± SF OF ADDITIONAL RENTABLE AREA

> 11004 James Madison Pkwy 1.25± AC

RIDGE RD

11004 JAMES MADISON PARKWAY, KING GEORGE, VA 22485

HIGHLIGHTS

- 14 Unit Motel with Existing Home/Office
- Traffic Counts will increase to 59,000 VPD per VDOT when new 4-Lane Bridge Opens, Connecting Virginia to Maryland
- Great Opportunity for Owner/Occupant
- Zoned C-2
- Priced at \$285,000



Phillip Baxter 540-847-2385 phillip.baxter@svn.com







Eric Sutter 804-539-9620 eric.sutter@svn.com 1-877-MOTLEYS svnmotleys.com

While SVN Motleys attempts to verify the accuracy of the information provided, we do not guarantee the reliability or accuracy of the information contained herein and therefore make no warranties or representations, expressed or implied regarding this information.