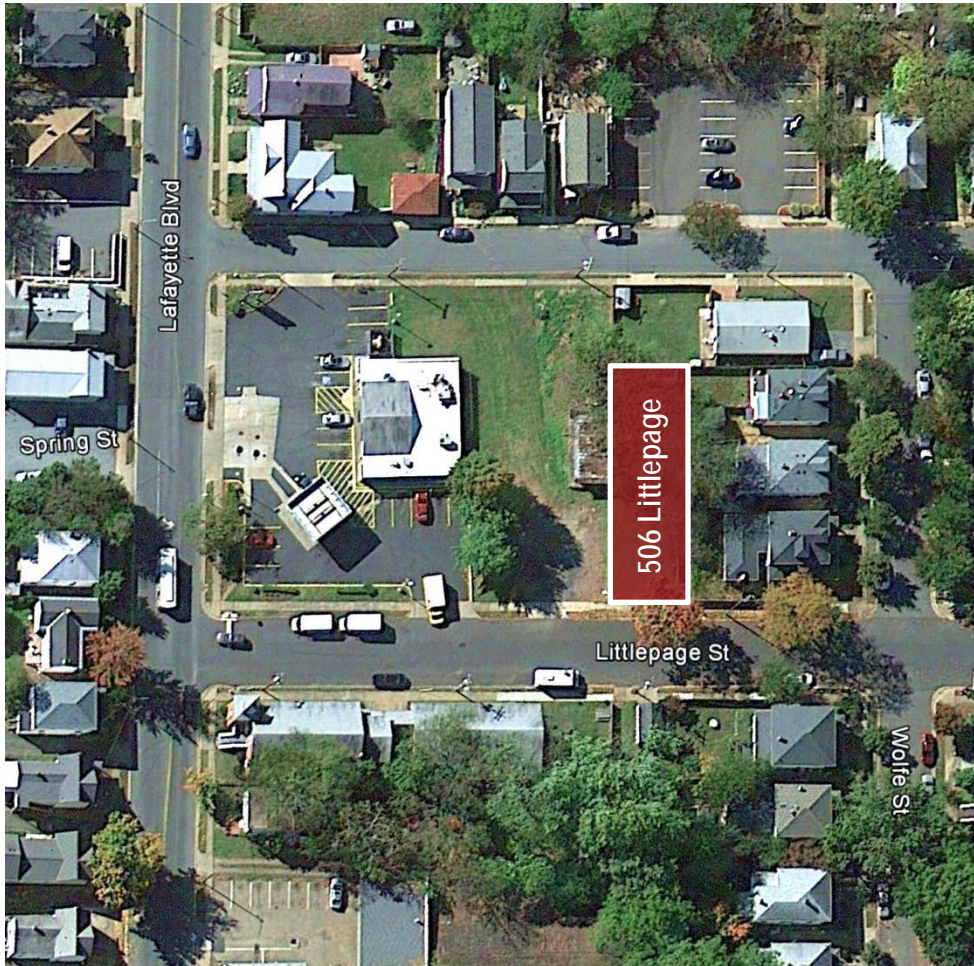


506 LITTLEPAGE STREET

FREDERICKSBURG, VA

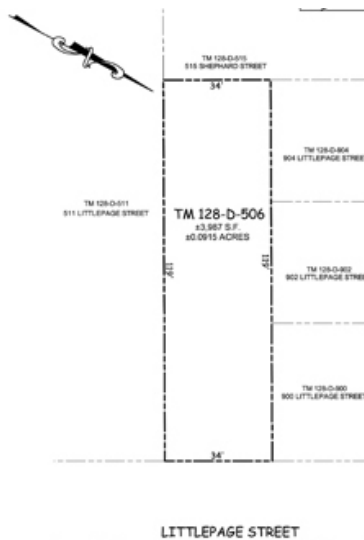


OVERVEIW

Single lot available for sale at 506 Littlepage Street in historic Downtown Fredericksburg. This flat, cleared lot is located just off of Lafayette Blvd. There is no property owner's association. The lot is served by public water and sewer; however, some offsite work must be performed to bring the utilities to the lot.

Enjoy the convenience of living in Downtown Fredericksburg. 506 Littlepage Street is situated within walking distance to the Fredericksburg Amtrak/VRE Station. The lot is also convenient to the Rappahannock River, beautiful parks and numerous historical landmarks.

**BUILD YOUR DREAM
HOME IN
DOWNTOWN
FREDERICKSBURG**



- Single Family Home Lot Available for Purchase
- Lot Size: 4,000 sq. ft.
- No Proffers
- Benefits of Downtown Living
- Build your Dream Home in Downtown Fredericksburg, Virginia

CONTACT

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1005 Sophia Street, Fredericksburg, VA 22401

Jarrell Properties, Inc.



506 LITTLEPAGE STREET

FREDERICKSBURG, VA

Jarrell Properties

Real Estate Development

LOCATION FREDERICKSBURG, VA

Enjoy the benefits of Downtown Living! 506 Littlepage Street is located just off of Lafayette Blvd. in historic Downtown Fredericksburg, within walking distance to historical parks & landmarks, museums, dining, shopping and numerous recreational activities. The City of Fredericksburg is an Independent City, well known for its historic heritage as a focus of activity during the Colonial and Civil War eras. Located near where the Rappahannock River crosses the Fall Line, Fredericksburg was a prominent port in Virginia during the colonial era. Fredericksburg provides the services typically found in larger cities, including award-winning schools and neighborhoods all within walking distance of downtown.

- Within Walking distance to the Downtown VRE/Amtrak Station
- Downtown features chef-owned restaurants, art galleries and studios, and antique and specialty shops, making it a truly distinctive shopping and dining experience
- Endless recreational areas such as Kenmore Park, Old Mill Park, Canal Path, Heritage Trail, and other popular areas along the Rappahannock River
- Numerous historical parks and landmarks nearby such as Maryle Heights, National Cemetery, Ferry Farm (George Washington's Boyhood home) and more



SPECS

Lot Size
4,000 sq. ft

Tax Map Parcel #
128-D-506

Utilities
Public Water & Sewer

Proffer/Impact Fees:
No Proffers, Impact Fees
Nor Infrastructure Payments.

SCHOOLS

- Hugh Mercer Elementary
- Walker Grant Middle
- James Monroe High

CONTACT

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