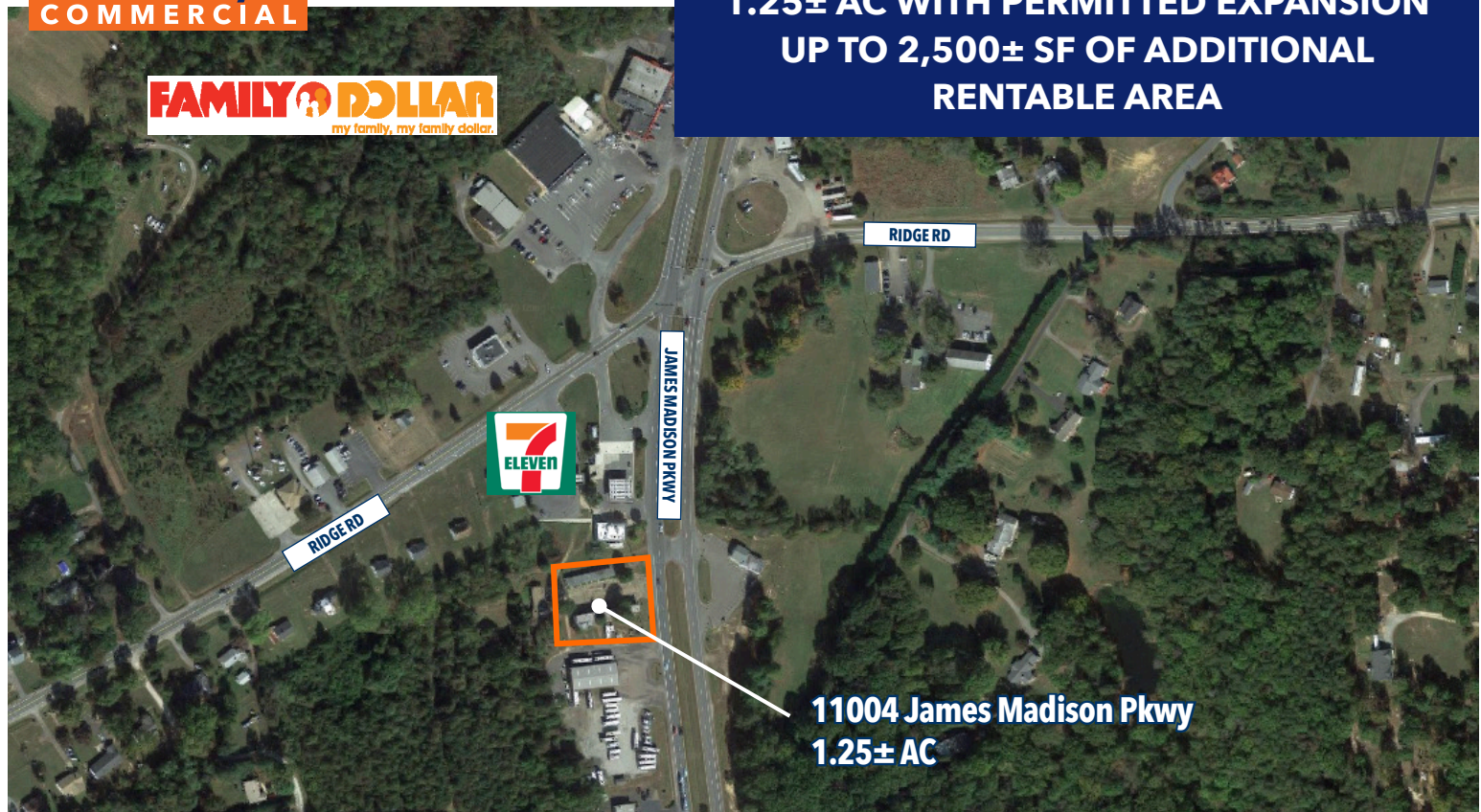


**1.25± AC WITH PERMITTED EXPANSION
UP TO 2,500± SF OF ADDITIONAL
RENTABLE AREA**



**11004 JAMES MADISON PARKWAY,
KING GEORGE, VA 22485**

HIGHLIGHTS

- 14 Unit Motel with Existing Home/Office
- Traffic Counts will increase to 40,000 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



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