

# FOR LEASE

1017 SOPHIA STREET, FXBG, VA 22401



## ABOUT THIS PROPERTY

**Prime Location:** As one of the few commercial spaces on Sophia St and situated on the Rappahannock River, this space is easily accessible by car or foot from Downtown FXBG and Route 3.

**Adaptable Space:** Currently set up for a restaurant with an expansive kitchen and large outdoor patio, but this space is adaptable to many needs.

**Parking:** On-site parking lot.

**Square Footage:** The building is 2,667sf, but can be split.

## FEATURES

- ✓ Large Outdoor Patio
- ✓ Up to 2,667 sq. ft.
- ✓ Existing Kitchen

## CONTACT DETAILS

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- Available Soon