

CORNER COMMERCIAL BUILDING NEAR DOWNTOWN - FOR LEASE OR SALE
991 Chicago Ave, Harrisonburg, VA 22802



OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$18 SF/yr (NNN)
Lot Size:	0.64 Acres
Building Size:	4,142 SF
Zoning:	B-2
MLS#:	681319 (Lease) 681320 (Sale)

PROPERTY OVERVIEW

Incredible commercial opportunity in Park View! This expansive 4,142 SF standalone building sits proudly on a hard corner just outside downtown. Surrounded by high-density housing, this location offers a built-in customer base right at your doorstep. For the past 33 years, this beloved property has operated as a storied community daycare, and it is now ready for its next user. The highly versatile floor plan features multiple entrances, nearly 13' clearance and multiple bathrooms, making it easily adaptable for a wide variety of business ventures or multi occupants —from professional offices and retail to a boutique restaurant or continuing its legacy in education. Outside, you'll find a massive lot offering abundant off-street parking for clients and staff, plus a partially privacy-fenced outdoor area ideal for secure storage, outdoor seating, or a play space. Priced over \$100,000 under tax assessment, it is available immediately!

LOCATION OVERVIEW

Route 42 to L on Mt. Clinton Pike, L on Chicago, Property on right at corner of Shenandoah and Chicago.

For More Information:

Craig Anders
540.383.6054
craig.anders@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Aerial Photos

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Additional Photos

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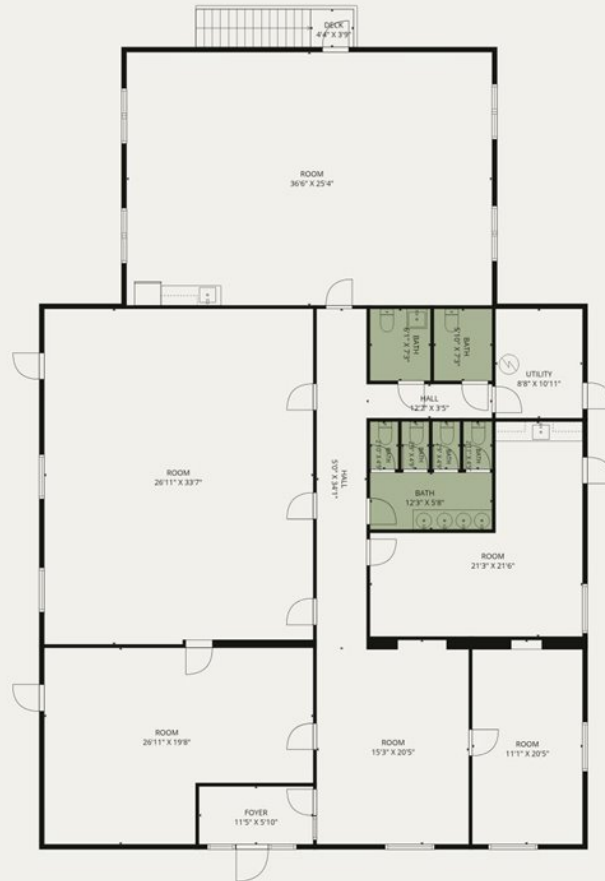
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Floor Plans

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WASTE

TOTAL: 3858 SQ. FT
1ST FLOOR: 3858 SQ. FT
EXCLUDED AREAS: UTILITY: 106 SQ. FT, DECK: 60 SQ. FT

Floor Plan Created By Nick Waite | Architectural & Real Estate Media



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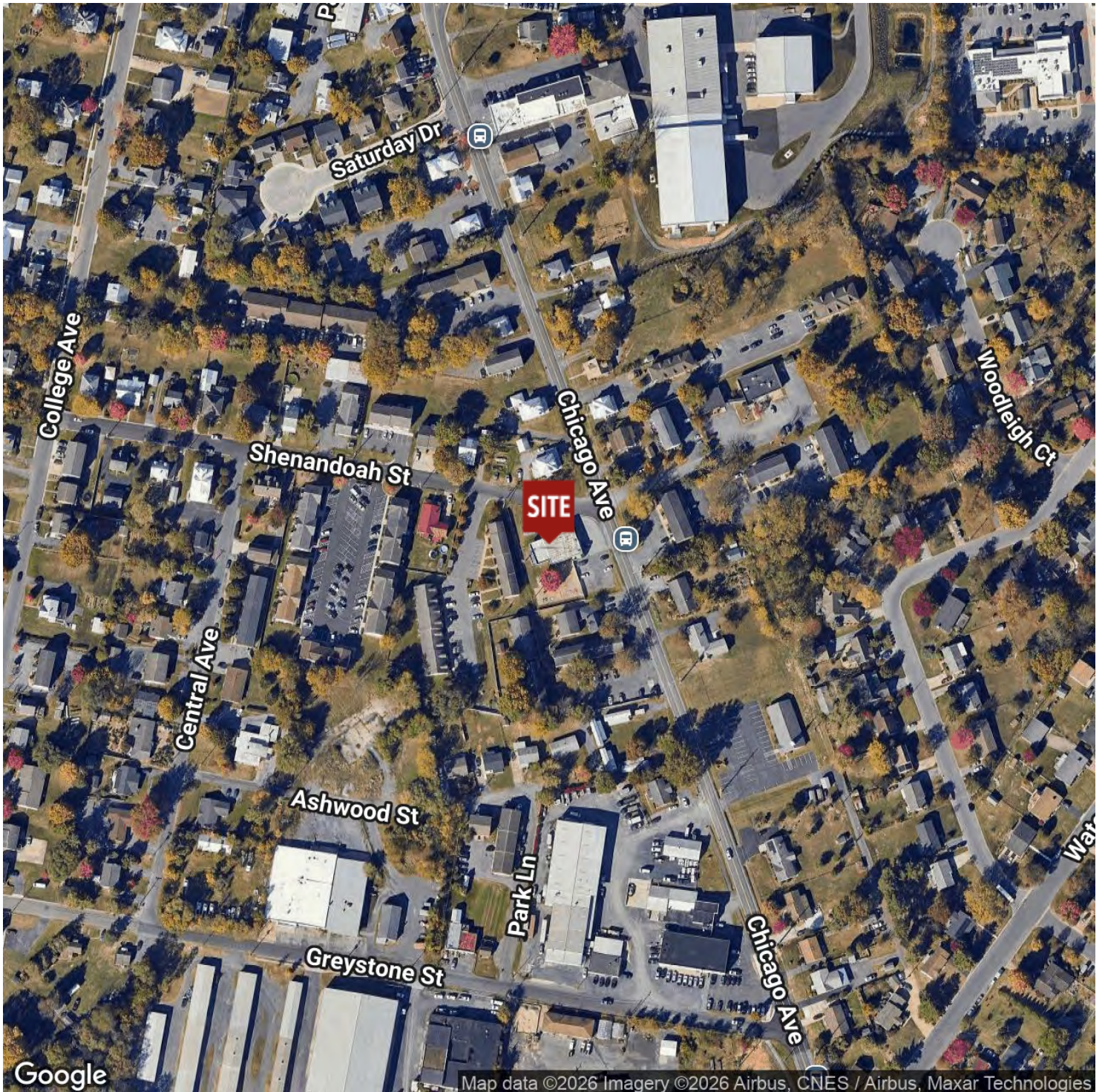
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Location Map

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