

For  
Sale

# 12020 Winfree St

CHESTER, VA 23831



## Property Description

Fully occupied 4-Unit Multi-Family Property with SUBDIVIDABLE lot to build a single-family home by-right, or another multi-family property (with approvals). This location is convenient to Rt 10 W. Hundred Rd, at Thomas Dale High School, across from Chester Village, YMCA, national retail stores and apr 2.5mi to I-95, I-64 and Rt 288 access. The roof is 3 was replaced 3 years ago and windows were replaced 1 year ago. All kitchens and bathrooms are modern. Apartments are open, with natural light, hardwood floors and tall ceilings. There are 4 units: (3) 2-bedroom units and (1) 1-bedroom units with separate electric meters and furnaces. Landlord pays utilities, except internet. \$35,885 NOI

## Property Highlights

- Income-Producing, Occupied Quad
- SUBDIVIDABLE LOT for SF residential by-right
- Conveniently located across from Chester Village, Schools, Library and Shopping and Close to I-64, I-95 and Rt 288

## Offering Summary

Sale Price:	\$640,000
Number of Units:	4
Lot Size:	32,809 SF
Building Size:	2,716 SF
NOI:	\$35,885
Cap Rate:	5.85%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	436	1,020	3,266
Total Population	901	2,147	7,473
Average HH Income	\$80,729	\$81,654	\$84,137



Susan Haas, MURP Principal Broker

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1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • [haasrealtygroup.com](http://haasrealtygroup.com)

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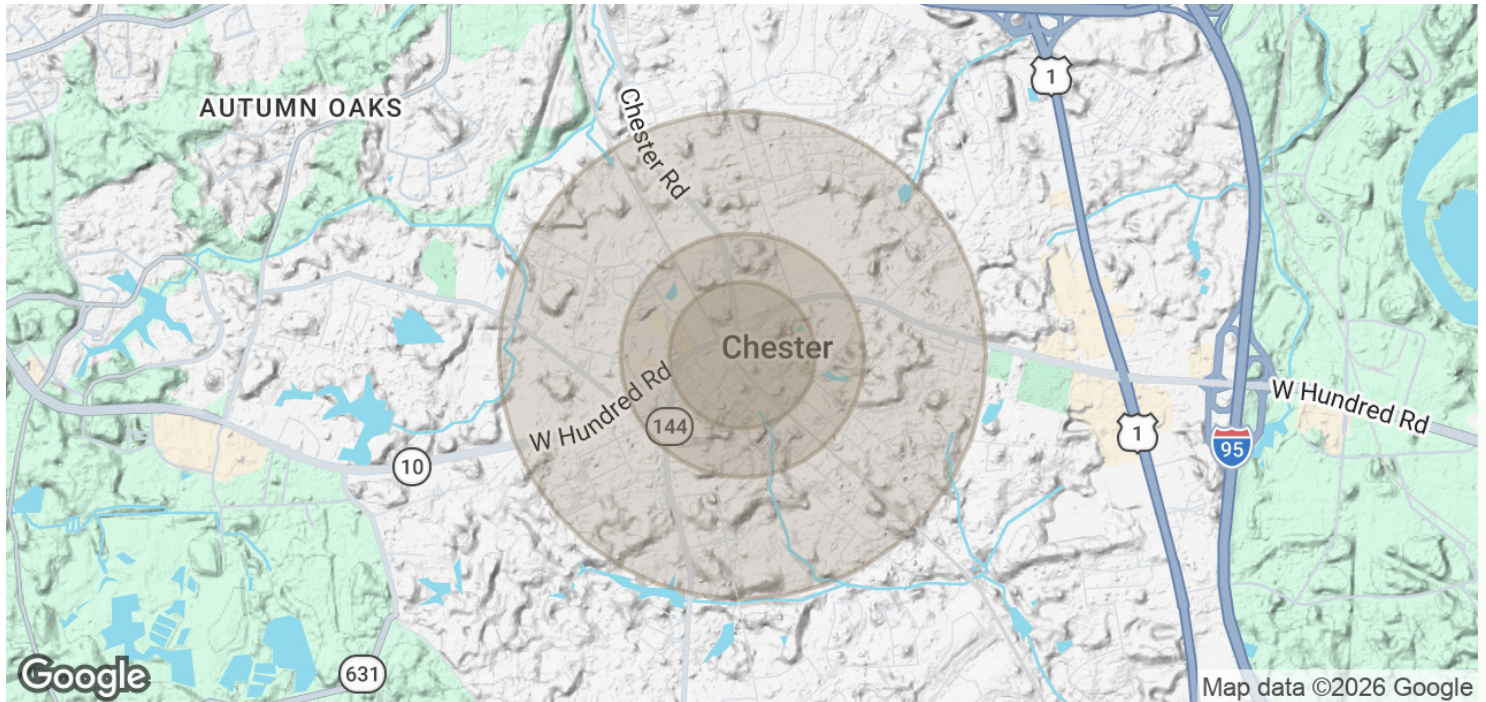
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	901	2,147	7,473
Average Age	44	44	42
Average Age (Male)	41	41	39
Average Age (Female)	47	47	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	436	1,020	3,266
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$80,729	\$81,654	\$84,137
Average House Value	\$390,226	\$388,783	\$380,934

2020 American Community Survey (ACS)



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Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF
1	2	1	700 SF	\$1,050	\$1.50
2	2	1	600 SF	\$1,150	\$1.92
3	1	1	600 SF	\$1,150	\$1.92
4	2	1	600 SF	\$1,150	\$1.92
<b>Totals</b>			<b>2,500 SF</b>	<b>\$4,500</b>	<b>\$7.26</b>
<b>Averages</b>			<b>625 SF</b>	<b>\$1,125</b>	<b>\$1.81</b>



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## Income Summary

Per SF

Gross Income	\$0	\$0.00
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## Expenses Summary

Per SF

Operating Expenses	\$0	\$0.00
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Net Operating Income	\$35,885	\$13.21
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It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the [Media Tab](#))



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