



Investors
REAL ESTATE PARTNERS

**FOR
SALE**

310 W. Virginia Ave | Vinton, VA

INVESTORS REAL ESTATE PARTNERS | [INVESTORSREP.COM](https://investorsrep.com)



Investors
REAL ESTATE PARTNERS

BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

OFFERING SUMMARY

310 W. VIRGINIA AVE & 330 W. VIRGINIA AVE + 516 4TH STREET | VINTON, VA, 24179

Price:	\$1,395,000
Price Per SF:	\$108
Total Parcel Area:	±0.61 Acres
Total Buildings SF:	12,852 SF
Year Built:	1974 & 1983
Zoning:	GB

PORTFOLIO HIGHLIGHTS

- Three Contiguous GB-Zoned Parcels — ±12,852 SF on 0.61 Acres
- W. Virginia Ave & 4th St. Frontage
- Commercial, Office, Service & Residential Uses
- 310: Ground-Floor Commercial + Finished 3-Bed/2-Bath Apartment
- 330: ±1,560 SF Five-Office Building
- 516: ±1,292 SF Service Building, Two Drive-In Bays
- In-Place Income — \$1,000/Month Lease at 516
- Offered Together or as Two Investments
 - 310 W. Virginia Ave & 330 W. Virginia Ave + 516 4th Street



INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



PORTFOLIO OVERVIEW



310 & 330 W. VIRGINIA AVE + 516 4TH STREET | VINTON, VA, 24179

Vinton's W. Virginia Avenue corridor offers a unique three-parcel commercial portfolio totaling ±12,852 SF on 0.61 acres, available together at \$1,395,000 or as two investments. Portfolio delivers immediate flexibility: a mixed-use building with ground-floor commercial space and a vacant, fully finished 3-bedroom upper unit ready for rental income; a 1,560 SF single-story office building with five private offices, ideal for professional or medical use; and a 1,292 SF service building with two drive-in bays currently leased at \$1,000/month, providing in-place cash flow. Owner-occupied building vacates at closing, giving buyers a clean runway to move in or lease up on their own terms. Whether acquired as a portfolio play or piece by piece, this offering suits investors chasing diversified income and owner-users looking to plant a flag in a high-visibility corridor.

INVESTORS REAL ESTATE PARTNERS | [INVESTORSREP.COM](https://investorsrep.com)



BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

OVERVIEW | 310 W. VIRGINIA AVE | VINTON, VA, 24179

310 W. VIRGINIA AVE | VINTON, VA, 24179

Two-story brick building with an open ground-floor retail with storage and a fully finished 3-bedroom, 2-bath upper-level residential unit. The upper level is vacant and offers immediate upside as a long-term, executive, or short-term rental. A covered balcony overlooks W. Virginia Ave.

DETAILS	
310 W. VA AVE VINTON, VA	
Total SF:	10,000 SF
Ground Floor:	5,000 SF
Upper Level:	5,000 SF
Stories:	2
Year Built:	1974
Zoning:	GB
Parcel:	0.29 AC



INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

FLOOR PLAN | 310 W. VIRGINIA AVE | VINTON, VA, 24179



FIRST FLOOR



SECOND FLOOR

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



Investors
REAL ESTATE PARTNERS

BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

OVERVIEW | 330 W. VIRGINIA AVE | VINTON, VA, 24179

330 W. VIRGINIA AVE | VINTON, VA, 24179

Single-story brick office building with direct W. Virginia Ave frontage. Features five private offices, a reception area, waiting room, and two bathrooms. Well suited for professional, medical, or small business use.

DETAILS	
330 W. VA AVE VINTON, VA	
Total SF:	1,560 SF
Stories:	1
Year Built:	1974
Zoning:	GB
Parcel:	0.16 AC



INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

FLOOR PLAN | 330 W. VIRGINIA AVE | VINTON, VA, 24179



TOTAL: 1457 sq. ft
1st floor: 1457 sq. ft
EXCLUDED AREAS: ROOM: 21 sq. ft, PORCH: 170 sq. ft, WALLS: 81 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



Investors
REAL ESTATE PARTNERS

BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

OVERVIEW | 516 4TH STREET | VINTON, VA, 24179

516 4TH STREET | VINTON, VA, 24179

Brick service building with two drive-in bays, a private office, customer reception area, and restroom. Currently leased to an auto detailing operator at \$1,000/month.

DETAILS	
516 4TH STREET VINTON, VA	
Total SF:	1,292 SF
Stories:	1
Garage Bays	2
Year Built:	1983
Zoning:	GB
Parcel:	0.15 AC



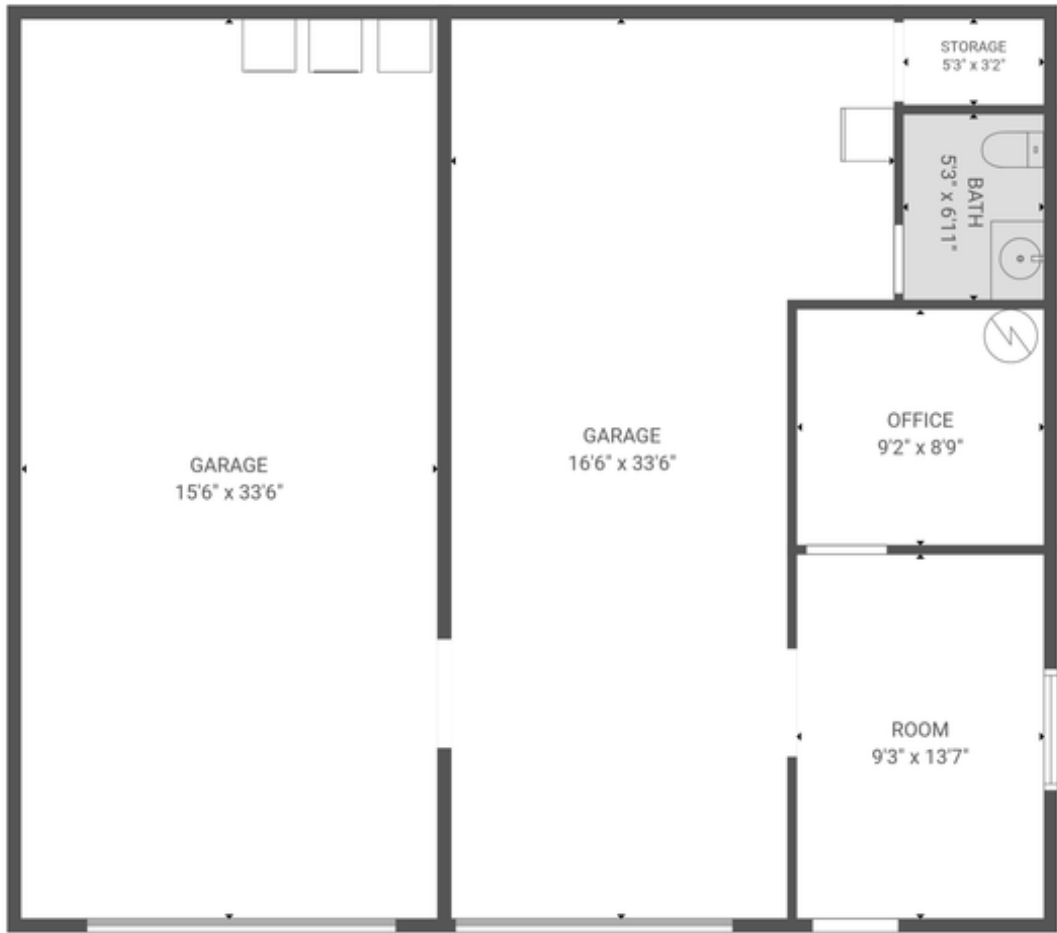
INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

FLOOR PLAN | 516 4TH STREET | VINTON, VA, 24179



TOTAL: 1229 sq. ft
1st floor: 1229 sq. ft
EXCLUDED AREAS: STORAGE: 17 sq. ft, WALLS: 101 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.