

SPACIOUS MULTIPURPOSE FACILITY ON 1.38 ACRES IN FORT VALLEY, VA
5700 Edinburg Gap Rd, Fort Valley, VA 22652



OFFERING SUMMARY

Sale Price:	\$465,000
Lot Size:	1.38 Acres
Building Size:	6,215 SF
Zoning:	A-1
MLS#:	680983

PROPERTY OVERVIEW

Unique commercial opportunity in scenic Fort Valley, VA, located just minutes east of Edinburg and convenient to I-81. This versatile property has served the community over the years as a church, school, and country store, offering a variety of potential future uses. The main building contains approximately ±4,700 SF and is currently configured as a church. The well-maintained facility features numerous modern upgrades, including a large sanctuary, multiple classrooms, private offices, and spacious commercial restrooms. Attached to the main building is a separate ±1,700 SF residential unit featuring an updated kitchen, bathroom, and bedrooms. The residence has a tenant in place, providing an opportunity for immediate rental income, or terminate the tenancy with proper notice after closing. Situated on 1.38 +/- acres, the property offers a usable lot with plenty of room for parking, outdoor activities, recreation, or future improvements, subject to approvals. Whether you're looking for a church, community facility, school, event or recreational space, business location, child / adult daycare (SUP) or an investment property with income, this property offers versatility in a beautiful Shenandoah Valley setting.

PROPERTY HIGHLIGHTS

- ±4,700 SF multipurpose commercial building
- ±1,700 SF attached residential unit
- 1.38-acre level, usable lot, lots of parking!
- Scenic Fort Valley location
- Minutes from Edinburg and I-81
- Former church, school, and country store
- Large sanctuary/multipurpose space
- Multiple classrooms and private offices
- Room for recreational or outdoor activities
- Excellent opportunity for an owner-user or investor

For More Information:

Chad Dunham
540.246.6700
chad.dunham@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.

Additional Photos

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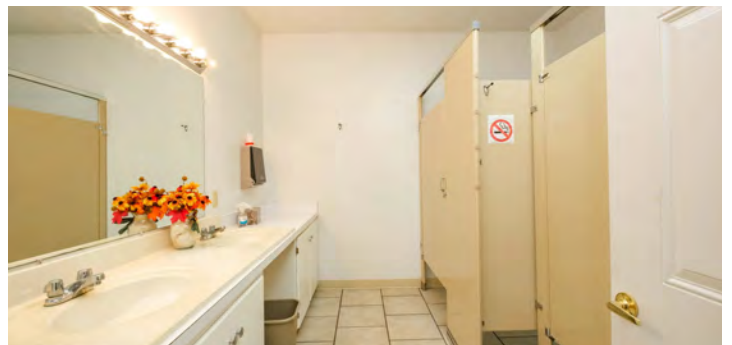
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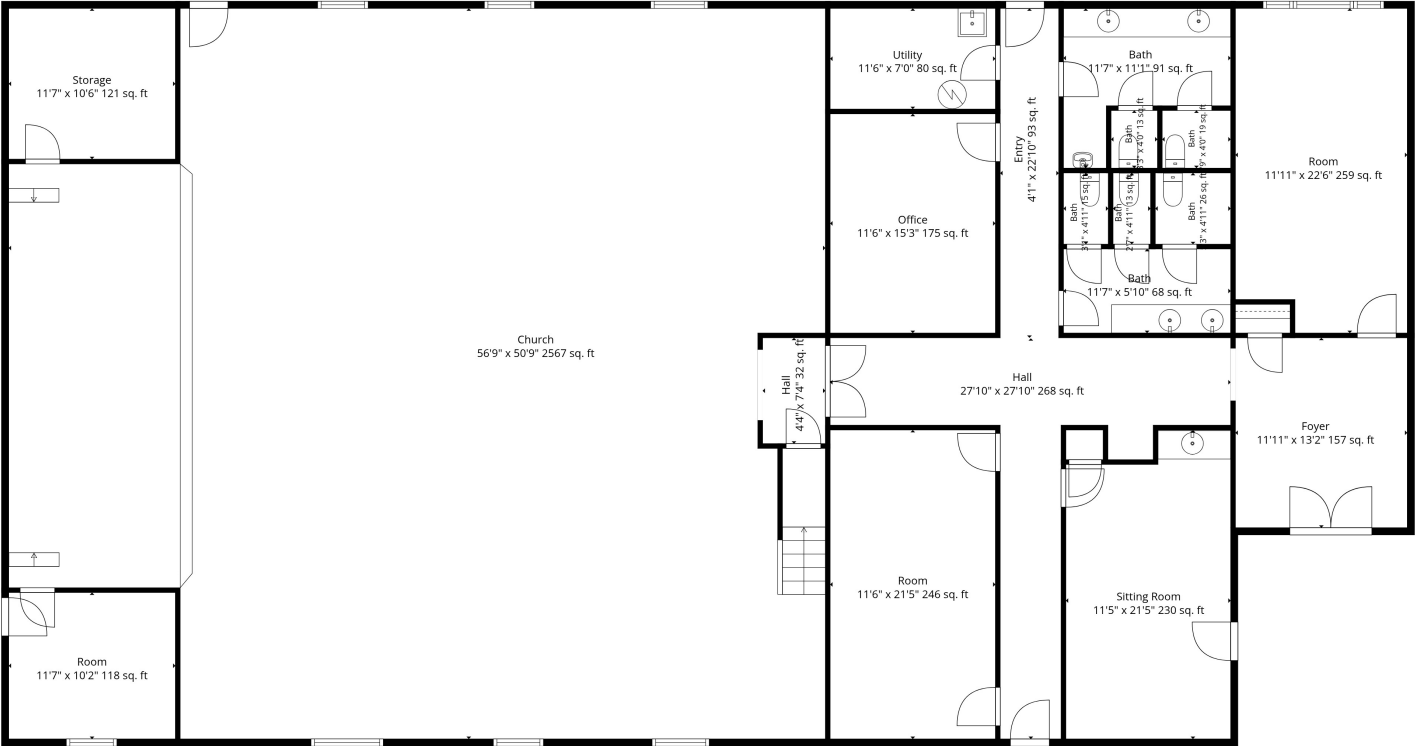
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Floor Plan

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TOTAL: 4762 sq. ft
1st floor: 4762 sq. ft
EXCLUDED AREAS: STORAGE: 132 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

For More Information:

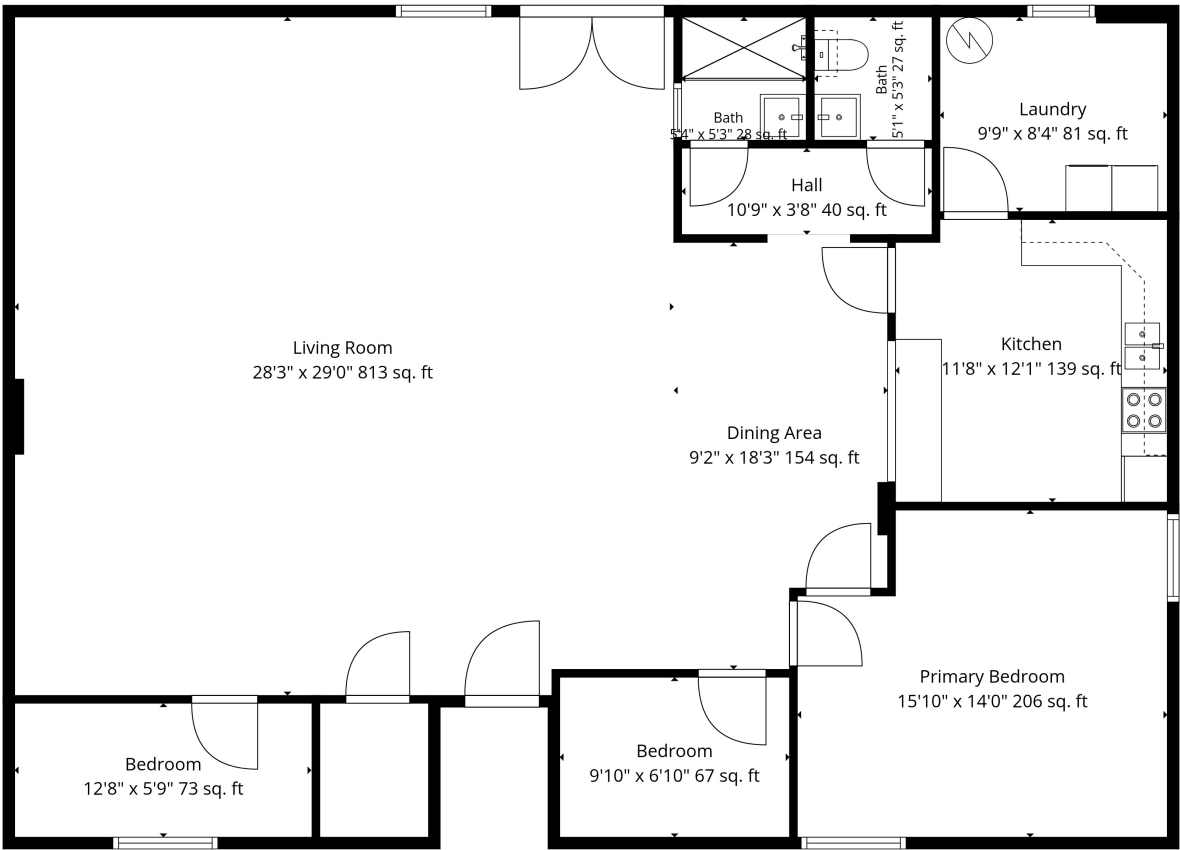
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TOTAL: 1789 sq. ft
1st floor: 1789 sq. ft

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Location Map

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