9.4% CAP RATE NNN INVESTMENT OPPORTUNITY

902 Richmond Avenue, Staunton, VA 24401

OFFERING SUMMARY

Sale Price:	$549,000
Lot Size:	0.13 Acres
Building Size:	3,425 SF
Zoning:	I1
MLS#:	680134

PROPERTY OVERVIEW

9.4% Cap NNN Investment Leased thru Sept 2028. High traffic location on a stoplight corner of Rt. 250 by Walmart, Lowes, and other major retailers, only 1 mile from I-81. 1745 SF first floor retail storefront, 1680 SF second floor with bathroom and dedicated bay door and entrance. New Roof 2023, New HVAC (1st floor) 2020. I1 Zoning (Light Industrial) allows for a variety of uses or rezoning potential. Close proximity to Harrisonburg, Charlottesville, Roanoke.

For More Information:

Chase Hoover
540.480.1449
chase.hoover@cottonwood.com

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Additional Photos

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