

# VERSATILE FLEX BUILDING - RENOVATED & READY FOR BUSINESS!

1090 Virginia Ave, Harrisonburg, VA 22802

FOR SALE OR LEASE!



## OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$2,050.00 - 5,000.00 per month (Gross)
Available SF:	1712 SF - 4600 SF
Lot Size:	0.91 Acres
Zoning:	B2
Utilities:	Public Water Public Sewer
MLS#:	671414 (Sale) 671415 (Lease)

## PROPERTY OVERVIEW

A fully renovated (2022) commercial flex space offering up to 4,600 SF of prime, multi-use space—perfect for a wide range of business types. Office Space: 1,712 SF with multiple offices, a spacious waiting area, and 1 half bath + 1 full bath. Garage/Warehouse: 2,888 SF with a half bath, 3+ bay garage (fits 6 vehicles), floor drains, oil separator, and loading dock. Flexible layout – lease either space individually OR as a combined 4,600 SF unit. Zoned B-2 – ideal for a car dealership, mechanic shop, building contractor, equipment rental business, electrician, plumber, and more. Nearly 1 acre lot with lots of parking. High-visibility location on Rt. 42, just south of EMU with Approx. 12,000 vehicles/day traffic. 3 Options: Entire Building - 4600 SF - \$5000 per month; 2888 SF - 3 Bay w/ Office - \$3450 per month; 1712 SF - Office Space - \$2050 per month) All GROSS Lease – No CAM or NNN fees!

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
ENTIRE BUILDING	\$5,000 per month	4,600 SF
3 BAY W/ OFFICE	\$3,450 per month	2,888 SF
OFFICE SPACE	\$2,050 per month	1,712 SF

For More Information:

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**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

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Convenient Location On Heavily Traveled Rt.42



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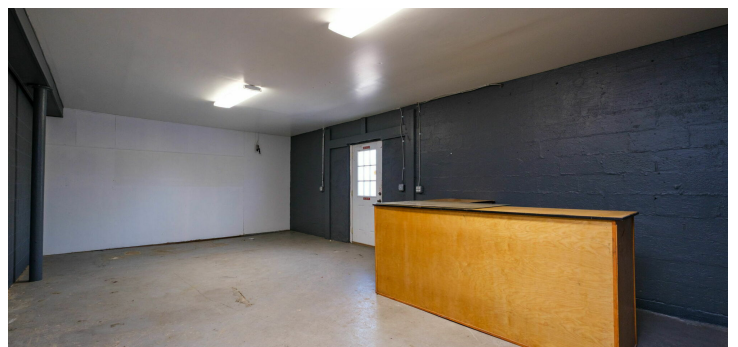
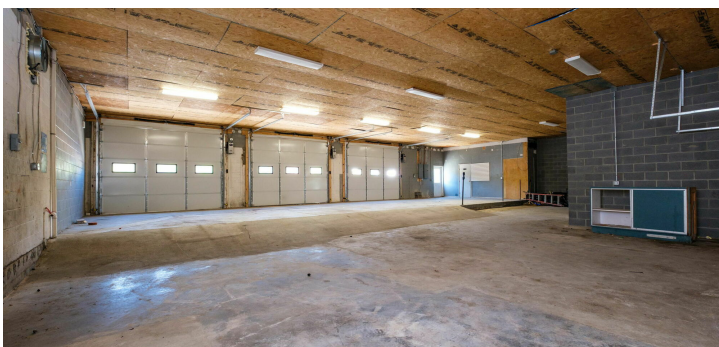
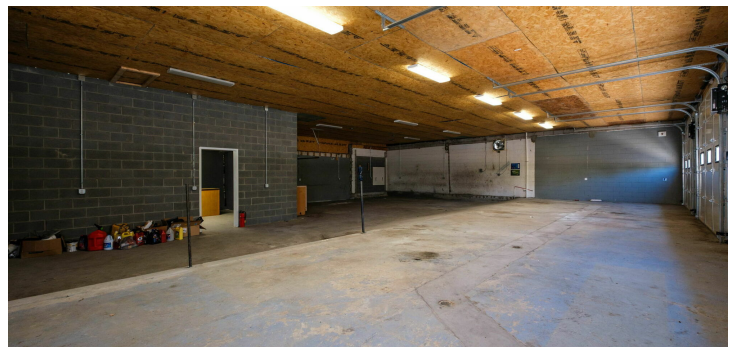
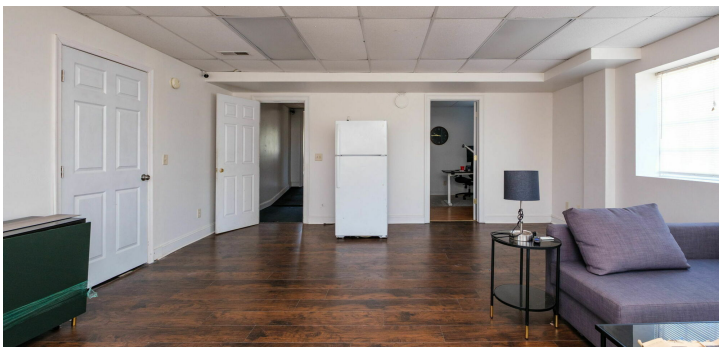
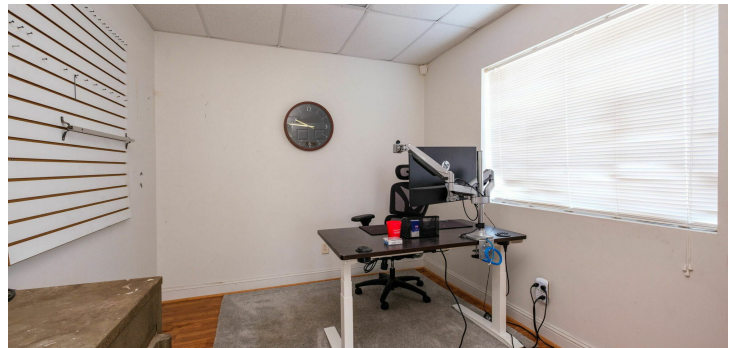
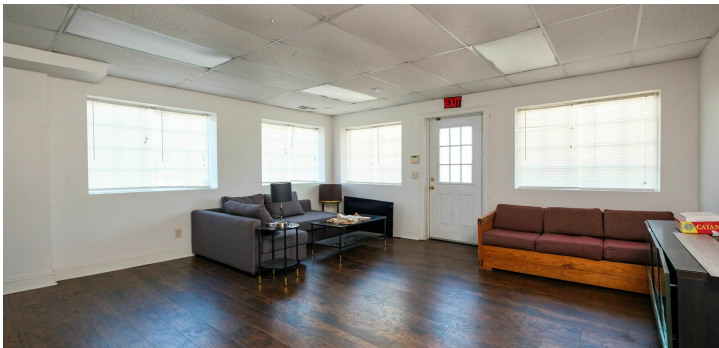
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## Interior Photos



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## Exterior Photos



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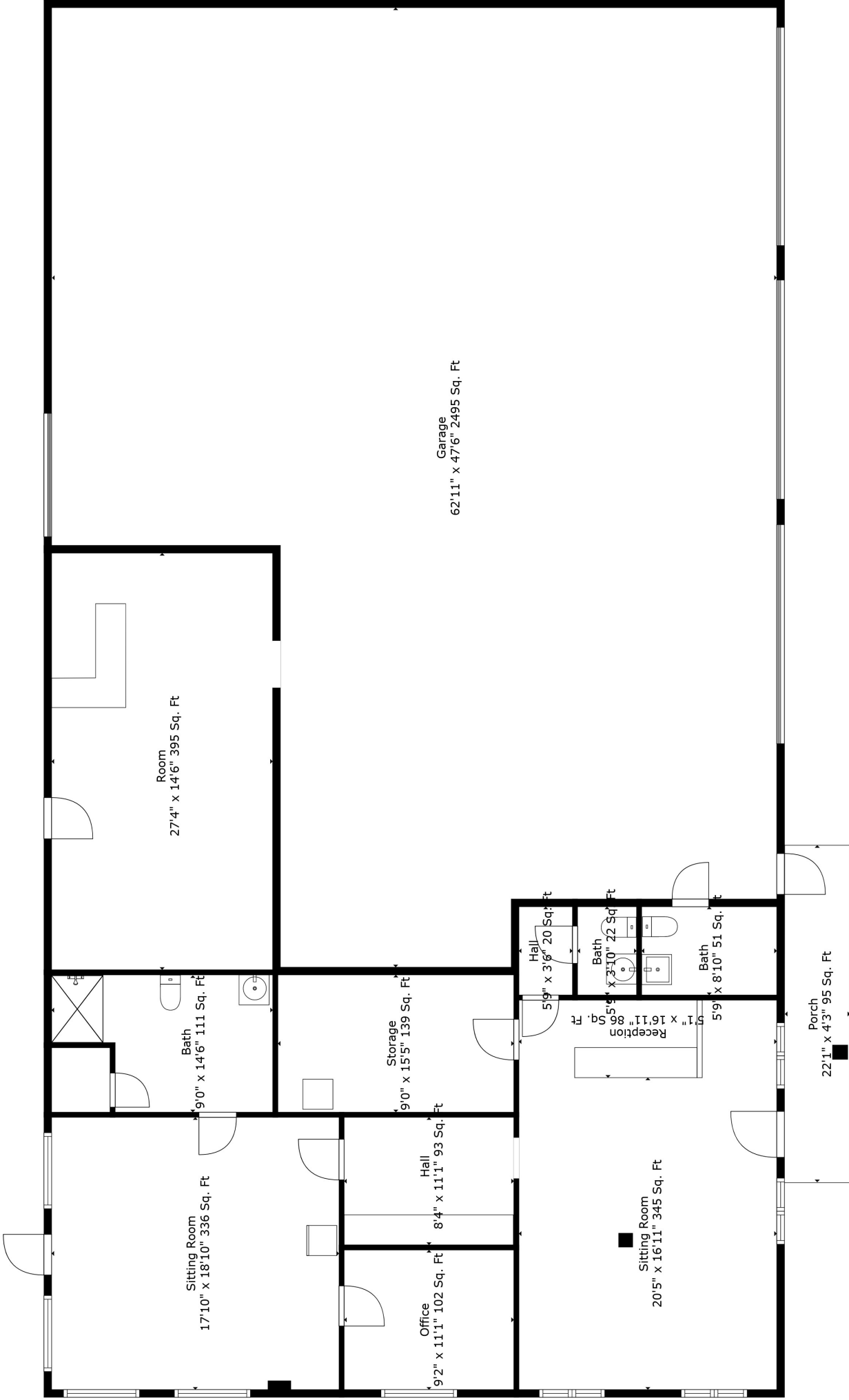
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**TOTAL: 1628 sq. ft**  
 FLOOR 1: 1628 sq. ft  
 EXCLUDED AREAS: GARAGE: 2495 sq. ft, STORAGE: 139 sq. ft, PORCH: 95 sq. ft  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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## Location Map



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