

# 8.6% CAP INVESTMENT OPPORTUNITY

902 Richmond Avenue, Staunton, VA 24401

## Executive Summary



## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.13 Acres
Building Size:	3,425 square feet
Zoning:	I1
Utilities:	Public Water Public Sewer
Parking:	Paved   Striped
Signage:	Facade Roadside Pole
MLS#:	669379



## PROPERTY OVERVIEW

8.6% CAP Investment Opportunity with a NEW 3-year NNN lease in place. Well-maintained building on a high-traffic stoplight corner of Rt. 250 by Walmart, Lowes, and other major retailers, only 1 mile from I-81 exit 222, 21,000 VPD. 1745 SF first floor storefront plus 1680 SF second floor with a dedicated bay door and entrance. Off-street parking lot with side street overflow. New roof 2023, HVAC (1st floor) 2020. I1 Zoning (Light Industrial) allows for a variety of future uses. Close proximity to Harrisonburg, Charlottesville, Roanoke. Note that Benjamin Moore was the former tenant who has moved out – the new tenant is a tobacco and convenience store with a lease beginning 10/1/25.

### For More Information:

Chase Hoover  
540.480.1449  
chase.hoover@cottonwood.com

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A COMMERCIAL REAL ESTATE BROKERAGE

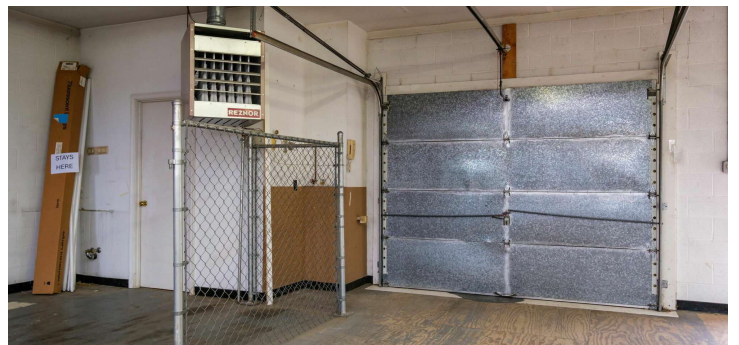
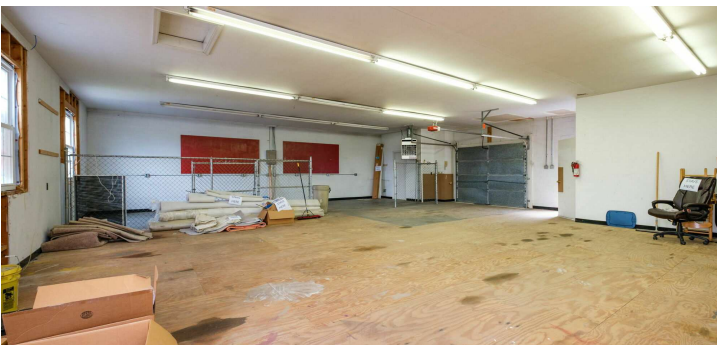
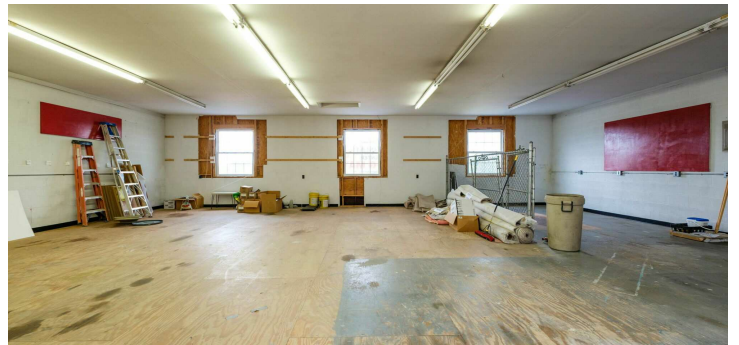
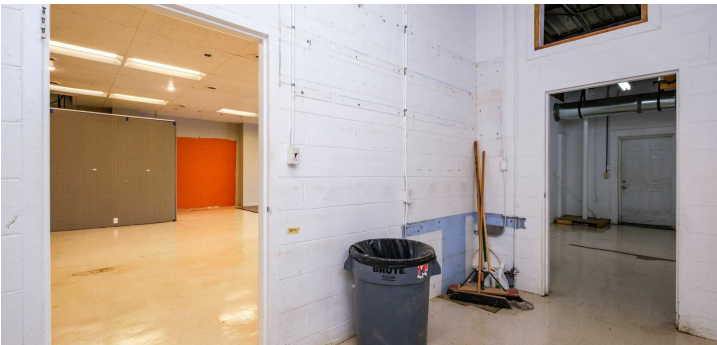
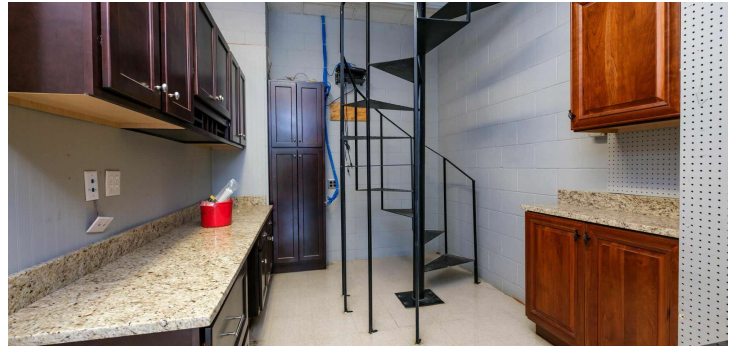
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### Additional Photos



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## Aerial Photos



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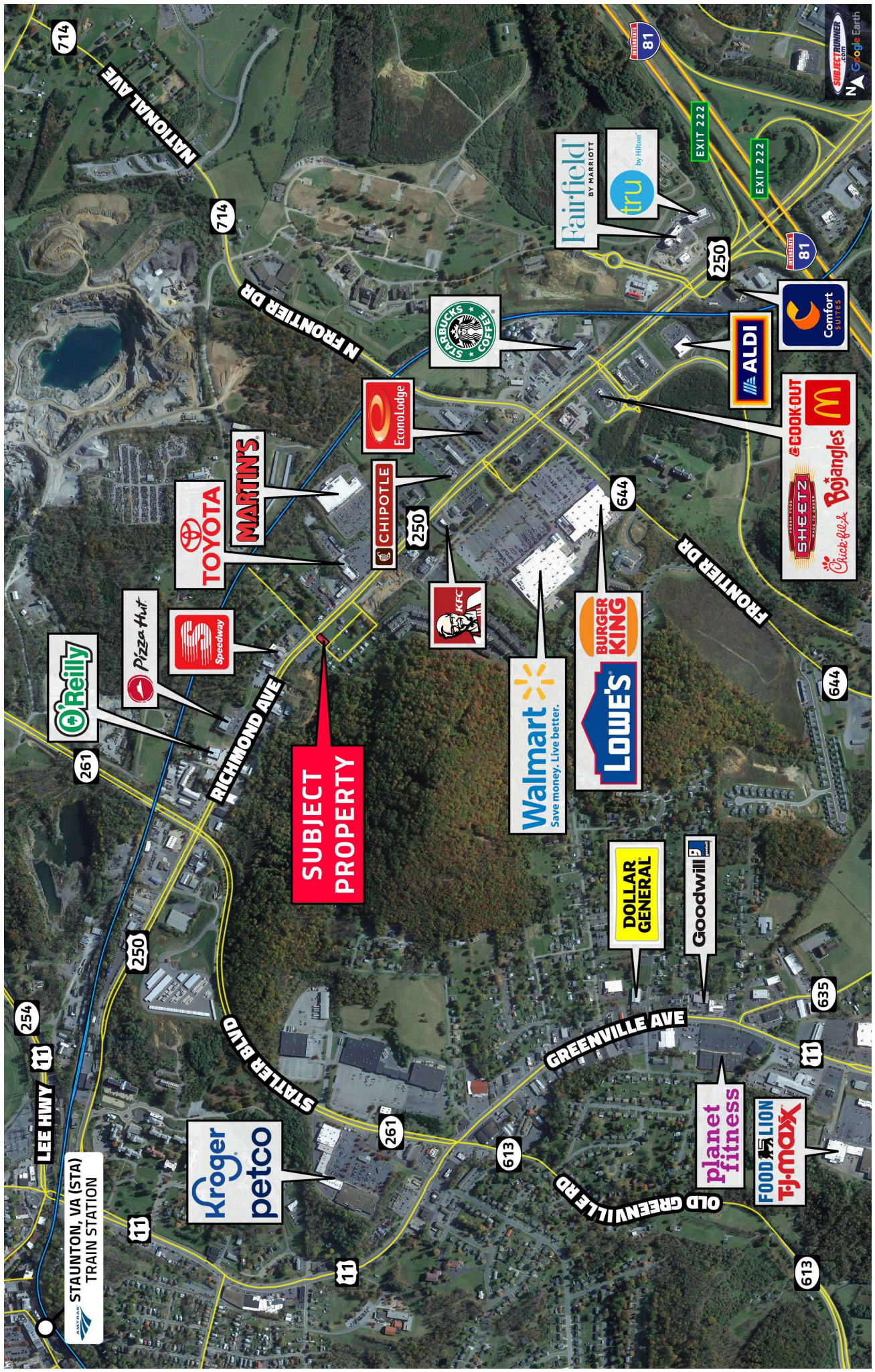
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**SUBJECT  
PROPERTY**



STAUNTON, VA (STA)  
TRAIN STATION

SUBJECT TO WINNER  
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