

FOR SALE

**201 Hicksford Avenue
Emporia, VA 23847**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Owner-Occupant Opportunity

- Affordable investment opportunity in Downtown Emporia
- 1,682± SF office building on 0.3± AC
- Turnkey Investment with month to month tenant
- Ideal for professional office, service business,
- or future owner-occupant
- On-site parking lot
- Freestanding building with strong visibility along a well traveled corridor
- SALE PRICE: \$150,000

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For More Information:

Scott Pittman

Sales & Leasing Associate

o: 804-228-4925

spittman@commonwealthcommercial.com

Ryan Fanelli

Senior Vice President | Partner

o: 804-400-6163

rfanelli@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com



Market Overview

Emporia, VA

Strategically located with crossroads of Interstate 95 and U.S. Routes 58 and 301, Emporia is a rapidly emerging commerce and industry center. The city sees an average of 60,000 vehicles daily with an average daytime population of over 12,000.

KEY Companies in Emporia

Toll Brothers
America's Luxury Home Builder™

19 55
STEELFAB



Bon Secours

Emporia
REHABILITATION & HEALTHCARE CENTER

Franklin Braid

Nearby Amenities

