

Commercial Building - USPS lease

555 Mt Torrey Road
Lyndhurst, VA 22952

Fact Sheet

- Built in 1971
- 1666 total square feet
- 960 square feet leased to United States Postal Service
- Includes separate entrance one bedroom efficiency apartment
- Furnace with oil heat for USPS side ; electric baseboard heat for apartment
- Composition shingle roof, last replaced 2013
- County water, sewer septic tank
- Central air conditioning on post office side, none on apartment side
- Asphalt pavement parking lot, repaved 2023
- Insurance cost is ~\$750 annually
- Property taxes of ~\$1,100 annually

USPS Lease

- Current lease term 3/1/24 through 2/28/29
- Annual rent \$14,730 (\$1227.50 / month)

Apartment

- One bedroom efficiency footprint
- 700 square feet
- Currently vacant, rental income estimate is \$9,600 (\$800 / month)