



Customer Long



MLS#: **2611376** Status: **Active** List/Lse Price: **\$1,100,000**
 Cat: **Commercial** Area: **76**
 Cn/Cty: **Emporia**
 Address: **728 N Main ST**
 P.O.: **Emporia** State: **VA** Zip: **23847**
 Yr Blt: **1960/Approximate** Lot:
 Availability Typ: **Sale**

Property Information

PID: **123(6)39-51** Location Desc:
 Legal: **Instrument # 18000493; Plat Book 5/74**
 Property Desc: **Over 3 acres at Hwy 58 East & West interchange at the site; less than a mile from I-95 North & South.**

Property Type Information

Industrial Typ: **Distribution Warehouse, Office Showroom, Warehouse** Office Type:
 Retail Type: **Free-Standing Building, Retail-Commercial** Shop Cntr Typ:
 Agricult Type: Hospitality Type:
 Land: **Commercial-Other** Mul Fam Type:
 Mobile Hm Typ: **No** Sport/Ent Type:

Lease Only Information

Lease Type: Lease Price Term:

Addt Contacts:

Other Sale/Lease Information

Disabled Access:	No		
Possible Use:	Warehouse distribution, Wholesale, Showroom, Retail, car service		
Elevator:	No	Signage Incl:	No
Storage:	Yes	Enterprise Zn:	
Rentable Sqft:		Total # Units:	2
# Levels:	1.00	# Prk Spaces:	20
# Uncvrd Park:		Column Spacing Ft:	
Clr Ceiling Ht Ft:		Dock High:	
At Grade:		Total # at Grade:	
Total # of Ramps:		Railroad Front:	No
Air:		Air Description:	
Acres:	3.22	Land Area:	
Txabl Acres:		Soil:	
Building Class:		Land Frntg Ft:	557.00
Potential Zon:		Conserv Prgm:	
Cranes:		Crane Clr Undr Hk:	
Rail:		Anchored:	
Time Remaining:		Assd Land:	
Total Assmt:	\$0	Assd Year:	
			Sprinklered: None
			Tot Bldg Sqft: 9,214
			Federal Tax Cr Elig:
			# Covered Spaces:
			Ceiling Height:
			Total # Dock High:
			Ramp:
			RailRd Siding Poss:
			Lot Dimensions:
			Land Area Type: Acres
			Current Zoning:
			Conservation Type:
			Tonnage:
			Length of Term:
			Assd Imprvment:
			Possession: At Closing

General Information

Remarks: **PREMIER COMMERCIAL OPPORTUNITY ON N MAIN ST, EMPORIA VA. 2 distinct buildings- total 9214 sq. ft. Heated/cooled space 3769 sq ft, expansive open space for buyer's distinct use. Multi ground-level loading docks with overhead doors for seamless logistics-5445 sq. ft. . Both buildings with solid slab foundation. 20+ on-site parking spaces. Prime connectivity--ideally situated on US-301 (N Main St) and less than a mile to I-95/Hwy 58 Junction. Flexible zoning within a General Business Zone. A free-standing, inside lot location is a gem for owner-users or investors.**

Prop Higlhts:

Directions:

Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.

Sale Only Information

Cap Rate %:	Cap RateType:	Csh Flow Typ:	
Cash on Cash%:	% Occupied:	Tenancy:	Single
Grs Rnt Mult:	Net Lease:	Int Rate %:	
Amort # Yrs:	Proposed Equity:	# Rooms:	
# Mobile Hms:	# Vacant Sites:	Site Size:	
# of Wells:	Loan Can be Paid:	Ownership:	Owner-User
	Off Y/N:		

Sale/Lease Feature Information

Heating/Cooling: **2-Zoned, Central Air, Electric** Sewer: **Sewer - Public**

Bldg Cond: **Good**
Exterior: **Block, Metal/Vinyl**
Water Source: **Public Water**
Roof: **Flat, Metal**
Loading: **4-6 Bays**
Topography: **Level to Rolling**

Doors:
Other Retail Info:
Road Type: **State Maintained**
Other Off Info:

Sale Only Feature Information

Sale Terms:
Irrigation: **None**
Fence Type: **Other**
Sched Gross:
Effective Gross Operating Expenses:
NetOp Type:

Drainage: **Good**
Fence Condition: **Average**
Actual Debit Serv:
Sched Gross Type:
Net Op Incm:
Pre Tax Cash Flow: