

OFFERING MEMORANDUM

1001 Mt. Torrey Rd

Lyndhurst, VA 22952

\$299,000



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PROPERTY SUMMARY

Formerly the Augusta County Animal Shelter, this building offers over 4,000 square feet of dedicated commercial space featuring a private office area, an animal care wing, and boarding/kennel area. Priced at \$299,000, the property has seen significant recent investment including a full 2015 renovation with new roof, replaced office HVAC (2019), mini-split systems in the animal wing (2022), and a propane-powered Generac generator, making it a nearly move-in ready facility. Conveniently situated just 5 minutes from I-64 and 10 minutes from downtown Waynesboro, it's well-positioned for veterinary, boarding, or rescue operators, trainers, or another industry looking to serve Augusta County's growing market!

HIGHLIGHTS

- **ASKING PRICE: \$299,000**
- **SIZE: 4,248 SF**
- **YEAR BUILT: 1999**
- **ZONING: General Agriculture**
- **LOT SIZE: 4.61 Acres**
- **OCCUPANCY: Vacant**



PROPERTY DETAILS

BUILDING SF	4,248 SF
YEAR BUILT	1999
LOT SIZE	4.61 Acres
ZONING	General Agriculture
UTILITIES	Gas Heat / Dominion Electric
HVAC	Central Air / Minisplits
WATER / SEWER	Public Water / Private Septic
ROOF	Replaced 2019
ACCESSABLE	Yes



INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITIES

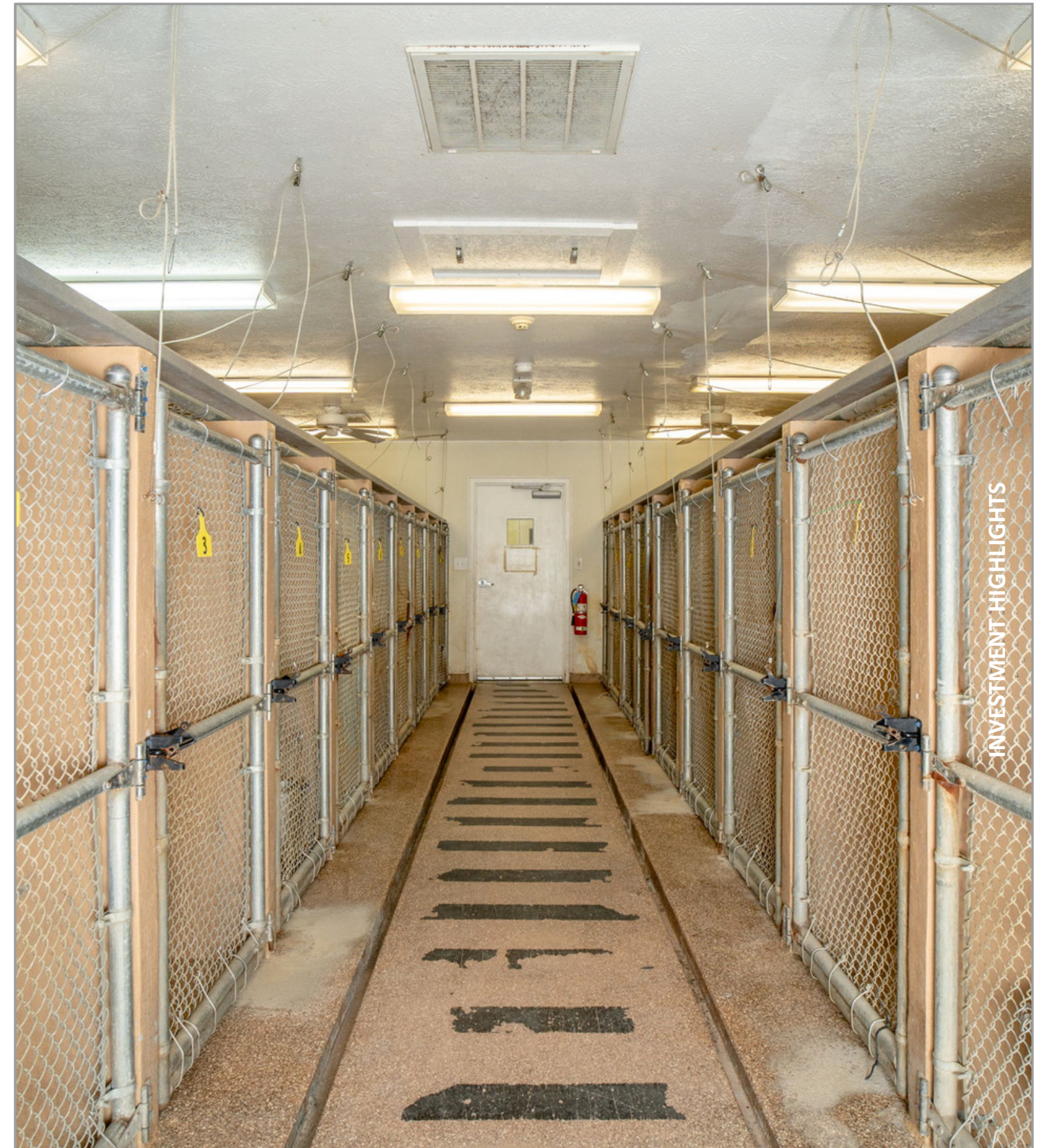
- Flexible layout could accommodate expanded services, an additional operator, or a secondary tenant depending on permitted use
- 12x20 outdoor shed offers additional storage, workspace, or buildout potential
- Special use permit, once obtained by the new owner, unlocks full commercial potential and meaningfully increases the property's marketability and resale value

INCLUDED IN SALE

- Propane-powered Generac generator (48KW, 200-amp single phase) with transfer switch
- 2 mini-split units in the animal wing (installed 2022)
- Office HVAC system (replaced 2019)

WHY BUY NOW

- Move-in ready following a full 2015 renovation and consistent reinvestment through 2022
- Augusta County and the Staunton-Waynesboro corridor are among the Shenandoah Valley's fastest-growing markets, supporting long-term demand
- Animal services facilities are rare and costly to replicate. Acquiring one at \$299,000 represents strong value relative to new construction

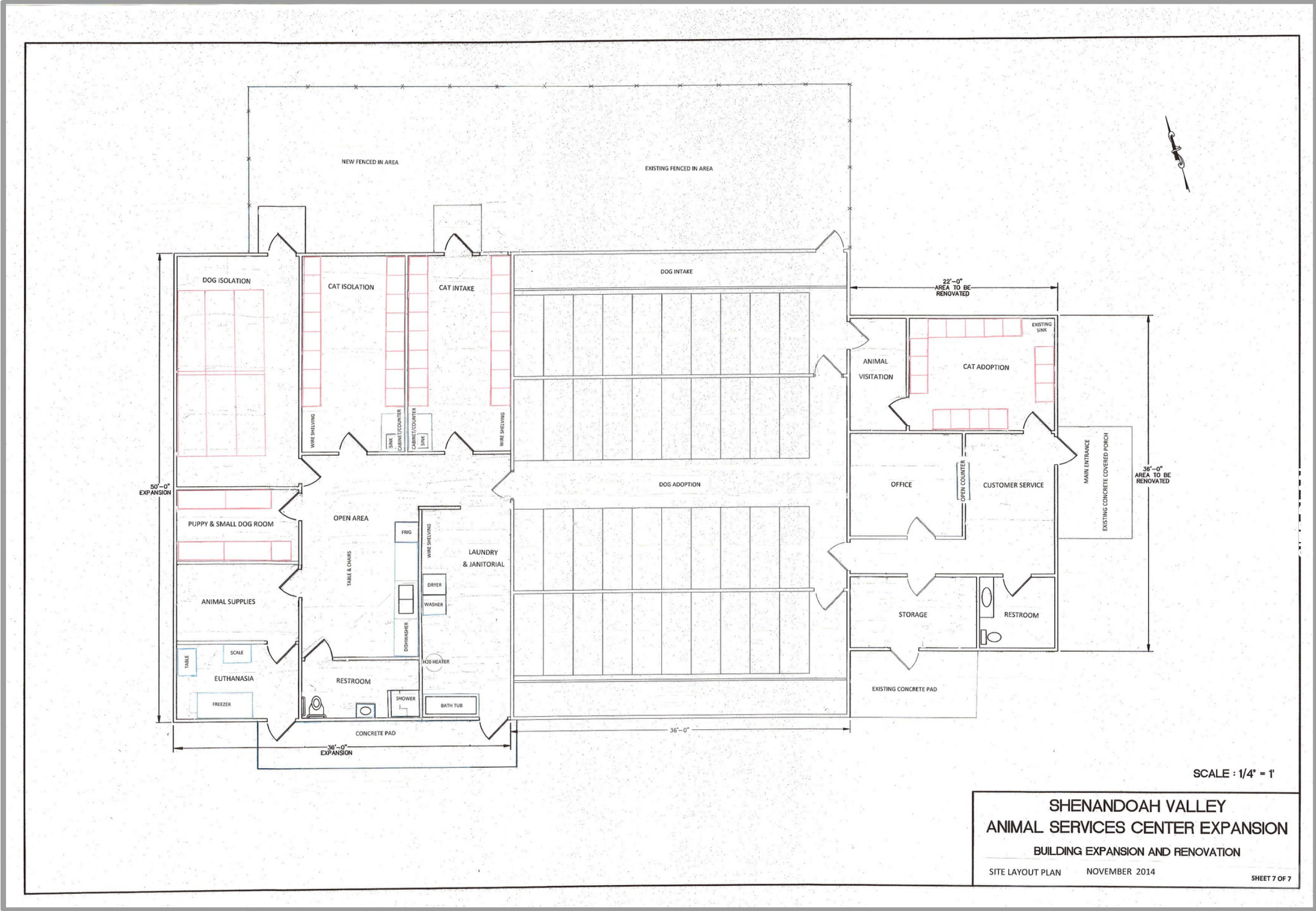


SITE PLAN

1001 Mt. Torrey Rd sits on approximately 4.61 acres on the west side of Route 664 in Lyndhurst, Augusta County, Virginia. The site is zoned General Agricultural and houses an over 4,000 SF purpose-built animal services facility, including the 2014 building expansion. The parcel carries a moderate flood zone designation, and benefits from direct road frontage on Mt. Torrey Rd with clear access and visibility from the roadway.

KEY DIMENSIONS

- Total Acreage: 4.61 ac
- Parcel ID: 085-86D



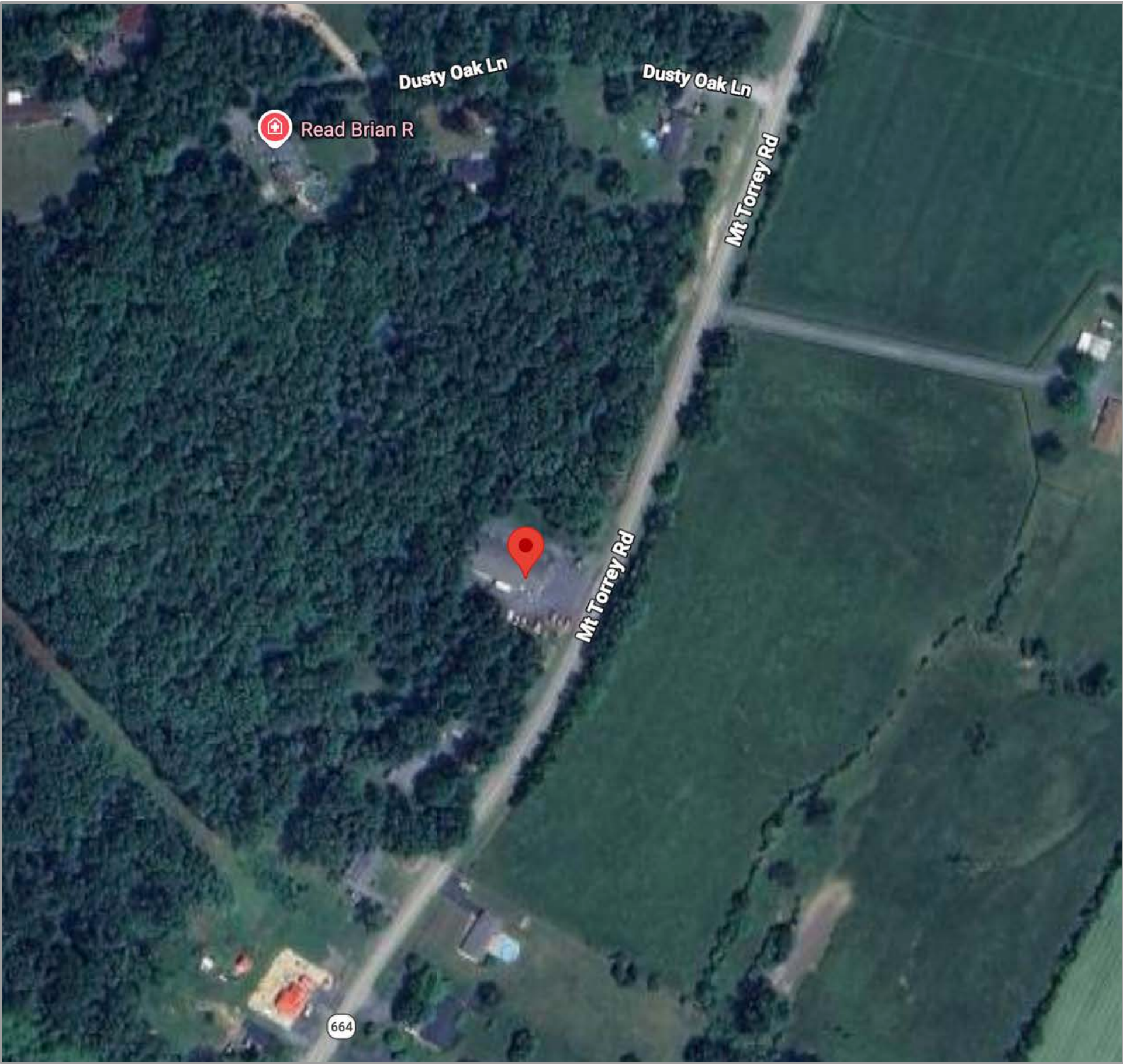
AREA OVERVIEW

NEARBY ATTRACTIONS

- 1. **The Hershey Company**
 - a. Major manufacturing facility in nearby Stuarts Draft, VA
- 2. **Waynesboro Town Center / Retail Corridor**
 - a. Walmart, Lowe's, major retailers, Downtown Waynesboro
- 3. **Augusta Health**
 - b. Regional medical center & major employer, Fishersville, VA
- 4. **Blue Ridge Community College**
 - a. Weyers Cave, VA
- 5. **Historic Downtown Waynesboro**
 - b. Restaurants, civic center, city services
- 6. **I-64 Exit 96**
 - c. 3.8 miles north via S. Delphine Ave/Mt. Torrey Rd

DISTANCES

- Downtown Waynesboro - 4 mi
- I-64 Exit 96 - 3.8 mi
- Charlottesville-Albemarle Airport - 37.1 mi
- Augusta Health - 8 mi





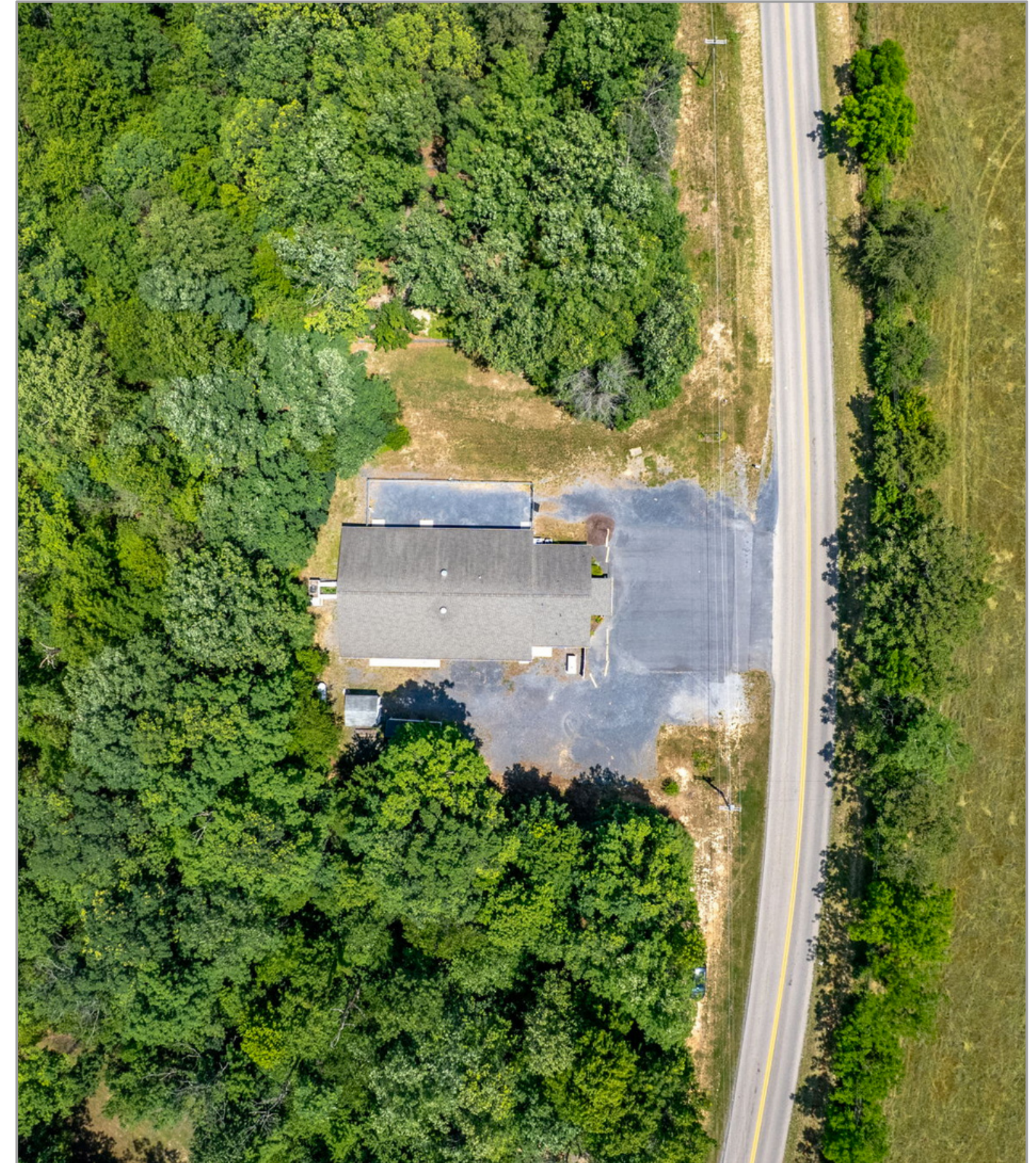
IMPORTANT DISCLOSURES

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By receipt of this OM, prospective purchasers agree to treat all information herein as confidential. Cottonwood Commercial LLC represents the seller as exclusive listing broker.





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