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## 3 COMMERCIAL BUILDINGS AVAILABLE NEAR PRIME RETAIL CORRIDOR

1614 Country Club Road, Harrisonburg, VA 22801

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**PRICED TO SELL - \$495,000**



### OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.63 Acres
Building Size:	1,800 Square Feet
Zoning:	M-1
Utilities:	City Water & Sewer
Access:	Country Club Road

### PROPERTY OVERVIEW

Great opportunity to purchase 1.63 acres and 3 commercial buildings only minutes from Interstate 81. Property is zoned M-1 and the 3 buildings on property are in good condition. Brick office building offers: Reception area, full kitchen, 4 offices, 2 full baths, A/C, natural gas. Currently leased to Blosser Electric for \$875 month to month. Block/Vinyl Office Building offers: Reception area, 3 offices, private restroom. Block Garage Building offers: 22' ceilings, two 10' x 16' garage doors, private restroom, and natural gas heat. The two buildings leased for \$1,500 month to month. Back of land is in the flood plain. City owns 1 acre +/- lot on the corner that buyer could possibly purchase to form a 2.6 acre + corner lot.

### LOCATION OVERVIEW

One of the fastest growing communities in Virginia, Harrisonburg features a planned growth model and a strong infrastructure ideal for building a company. Centrally located in Virginia, Harrisonburg's pro-business and dynamic atmosphere has been showered with praise. Harrisonburg is home to James Madison University (JMU), with an enrollment of over 20,000 students, and Eastern Mennonite University (EMU), a private Mennonite-affiliated liberal arts university.

*For More Information:*

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### Additional Photos



Brick office building currently leased to Blosser Electric



Back of brick building



Office building previously leased to ABC Cab Company



Garage building previously leased to ABC Cab Company

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## Retailer Map



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### Location Maps



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