### 3 COMMERCIAL BUILDINGS AVAILABLE NEAR PRIME RETAIL CORRIDOR

1614 Country Club Road, Harrisonburg, VA 22801

#### 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







Garage building previously leased to ABC Cab Company

For More Information:

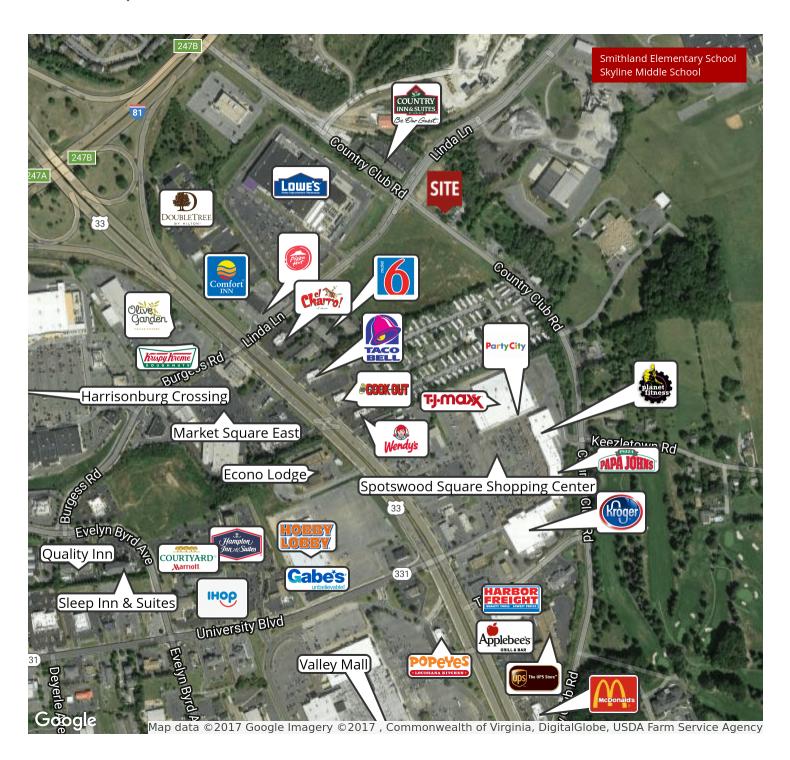
Ken Kline 540.476.0411 ken.kline@cottonwood.com



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### Retailer Map





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# **Location Maps**





