

PRICE REDUCED! 2 ADJACENT PROFESSIONAL OFFICE LOTS

2585 & 3011 Evelyn Byrd Avenue, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price: \$210,000 Each
or \$420,000
Purchased Together

Acreage: 1.24 Total Acres
(0.59 & 0.65 acres)

Zoning: R-3

Utilities: Public Water Available
Public Sewer Available

Road Frontage: 125 Feet Each Lot



PROPERTY OVERVIEW

PRICE REDUCED! 2 adjacent parcels (0.59 and 0.65 acres). Great location for medical or professional office buildings. High traffic count with easy access to E Market Street retail corridor, I-81, JMU, Sentara RMH. Existing 20' sanitary and storm sewer easement on property line between 2 lots. Conceptual engineering plan exists for 2 office buildings with parking and shared entrance. May purchase one lot for \$210,000 or both lots together for \$420,000.

For More Information:

Donn Meyerhoeffer
540.246.6060
Donn.Meyerhoeffer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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Location Maps



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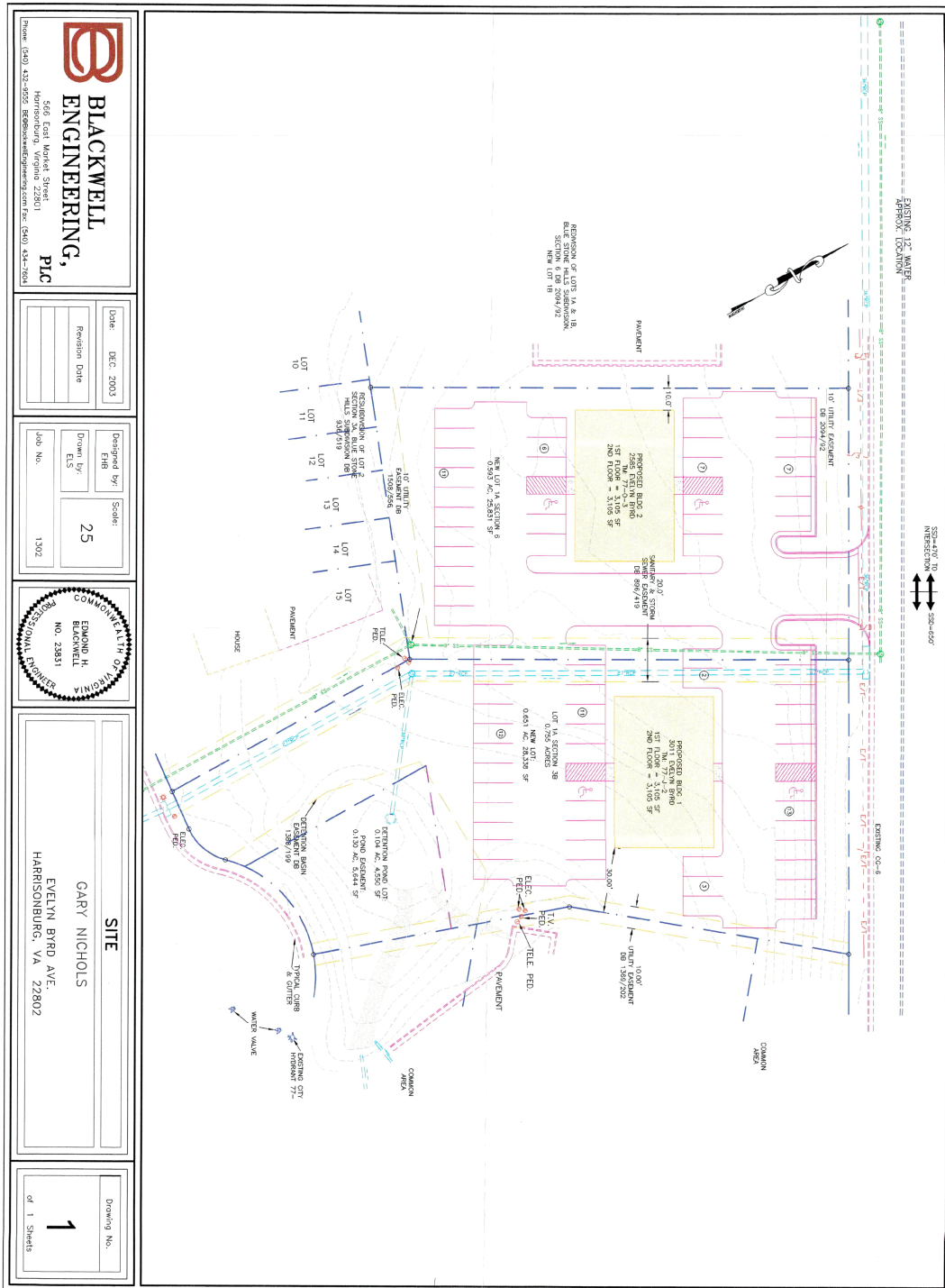
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Conceptual Plan



BLACKWELL ENGINEERING, PLC
 566 East Market Street
 Harrisonburg, Virginia 22801
 Phone: (540) 433-2525, 800.869.4477
 Fax: (540) 534-2700

Date:	DEC 2003
Revision Date	

Designed by:	FHB	Scale:	25
Drawn by:	ELS		
Job No.	1302		

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 ERIC H. BLACKWELL
 NO. 23831

SITE
 GARY NICHOLS
 EVELYN BYRD AVE.
 HARRISONBURG, VA 22802

Drawing No.
1
 of 1 Sheets

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