

1.3 ACRES ALONG SPOTSWOOD TRAIL

McGaheysville, VA 22840

Executive Summary



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	1.27 Acres
Zoning:	B-2
Access:	Spotswood Trail 21,000 AADT
Utilities:	Public water & sewer available

PROPERTY OVERVIEW

Zoned B2. Established commercial entrance and deceleration lane to be shared with an established plaza with national and regional tenants. This property sits between two established plazas. The value is in the convenience for the consumer to pull off 33E on the way to Massanutten Resort and get back on 33E with ease. The property sits exactly 1.5 miles from the entrance to the Resort. Water and Sewer on property. Owner will do to build to suit for qualified parties

PROPERTY HIGHLIGHTS

- Established commercial entrance with deceleration lane to be shared with Peak View Plaza
- Water & sewer on property (not connected)
- Daily traffic count in 2016: 21,000 AADT
- 145 feet road frontage on Rt. 33 E (Spotswood Trail)

For More Information:

Craig Anders
540.383.6054
craig.anders@cottonwood.com

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Additional Photos



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