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# 16,200 SF COMMERCIAL BUILDING FOR SALE

2039 US HWY 211 W, Luray, VA 22835

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**GREAT INVESTMENT! NEW 3 YEAR LEASE WITH 3 YEAR RENEWAL OPTION**



## OFFERING SUMMARY

Sale Price: \$729,000

CAP Rate: 10.4% +/-

Lot Size: 3.410 Acres  
Additional Available

Building Size: 16,200 SF

Zoning: C1

Parking: Private 71+ stalls

MLS#: 573190



## PROPERTY OVERVIEW

Listed far below tax assessed value. Nice solid building on large paved lot. Commercial outside lights for security. Property has shared well. This building is located right outside the Luray city limits. Large garage area with overhead doors. All new flooring in front area of building, roof has been repaired (with warranty) and new water line from well to building. Property currently leased for \$5200 monthly on a new 3 year lease with a 3 year renewal option. PURCHASE ENTIRE 10.8 ACRE PROPERTY FOR \$899,000!

*For More Information:*

Butch Strawderman

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## Additional Photos



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## Location Maps



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