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# RARE INVESTMENT OPPORTUNITY

1711 Park Road, Harrisonburg, VA 22802

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## Executive Summary



## OFFERING SUMMARY

Sale Price: \$409,000

Number Of Units: 4 Total  
(2) 2 BR/1.5 BA  
(2) 2 BR/1 BA

Building Size: 3,876 SF

Utilities: Public

Zoning: R3

Schools: Bluestone Elem  
Thomas Harrison  
Middle  
Harrisonburg High



## PROPERTY OVERVIEW

Very rare investment opportunity! Superbly located nearby EMU and close to all city amenities in Harrisonburg. Fully leased to excellent tenants. Current monthly rent income is \$2,625 (\$700,\$700,\$625,and \$600) and yearly income is \$31,500. Each unit has a range, dishwasher, refrigerator, washer/dryer, and garbage disposal. Lots of upgrades such as new roof in 2009, two new heat pumps, new appliances such as two new washers/dryers, two refrigerators, new dishwasher and range, etc within last 5 years. Each unit has separate meters and low maintenance cost. NO HOA fees. Contact listing agent for financial information.

For More Information:

Jason Song  
540.383.6692  
jason.song@cottonwood.com

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## Interior Photos



One of 4 Kitchens



One of 4 dining areas



One of 4 living rooms



One of 8 bedrooms



One of 4 bathrooms



Laundry Area - Each unit equipped w/ washer/dryer

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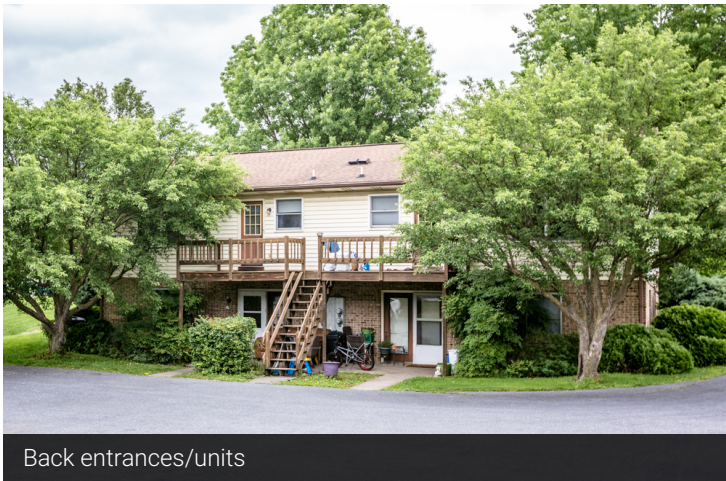
## Exterior Photos



Front private entrances



Paved drive



Back entrances/units



Mature landscaping



Paved off street parking



Nice 0.37 acre lot

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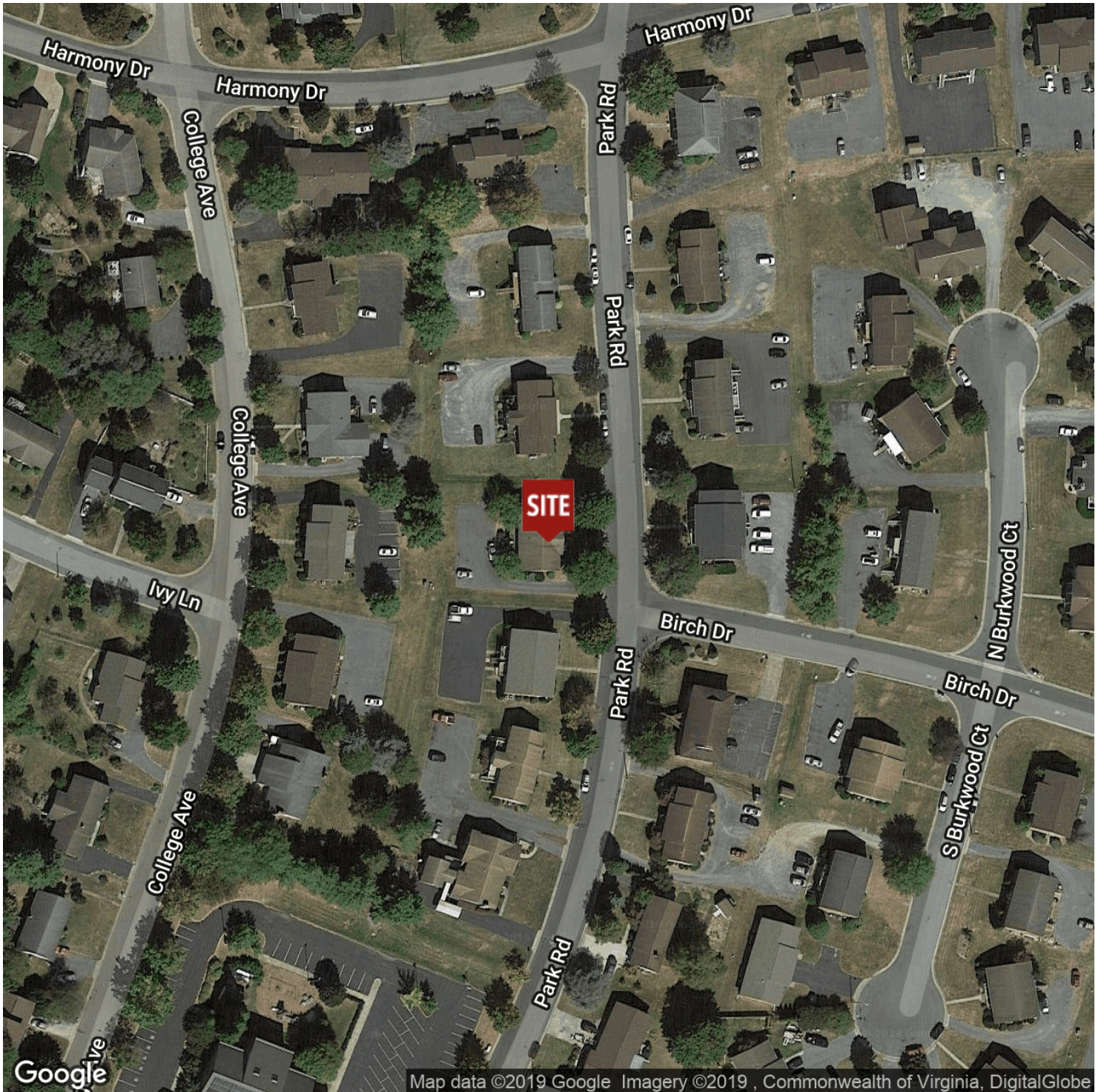
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## Location Maps



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