

**For Sale**

**North Valley Pike  
Harrisonburg, VA 22802**

**PRICE REDUCED!  
\$837,500 each lot**



## Prime Commercial Lots For Sale

(2) 7 Acre Lots | Zoned B1 | Nice Location Located Minutes From Interstate 81 Exit 251 Interchange | Located Across From Pilot Truck Stop | Public Utilities Available | Owner Will Consider Subdividing Either Tract To Sell Back Portion By Subdividing A Pipe Stem Parcel or Sell Front Portion - Prices To Be Negotiated | Ideal For Restaurant, Truck Wash, Truck Repair, Etc

**For More Information: Contact Butch Strawderman or Ken Kline Today!**

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

**Butch Strawderman**  
butch.strawderman@cottonwood.com  
(540) 246-5959 mobile  
(540) 437-3542 office  
(540) 437-0105 fax

**Ken Kline**  
ken.kline@cottonwood.com  
(540) 476-0411 mobile  
(540) 437-3570 office  
(540) 437-0105 fax

For Sale

# North Valley Pike Harrisonburg, VA 22802

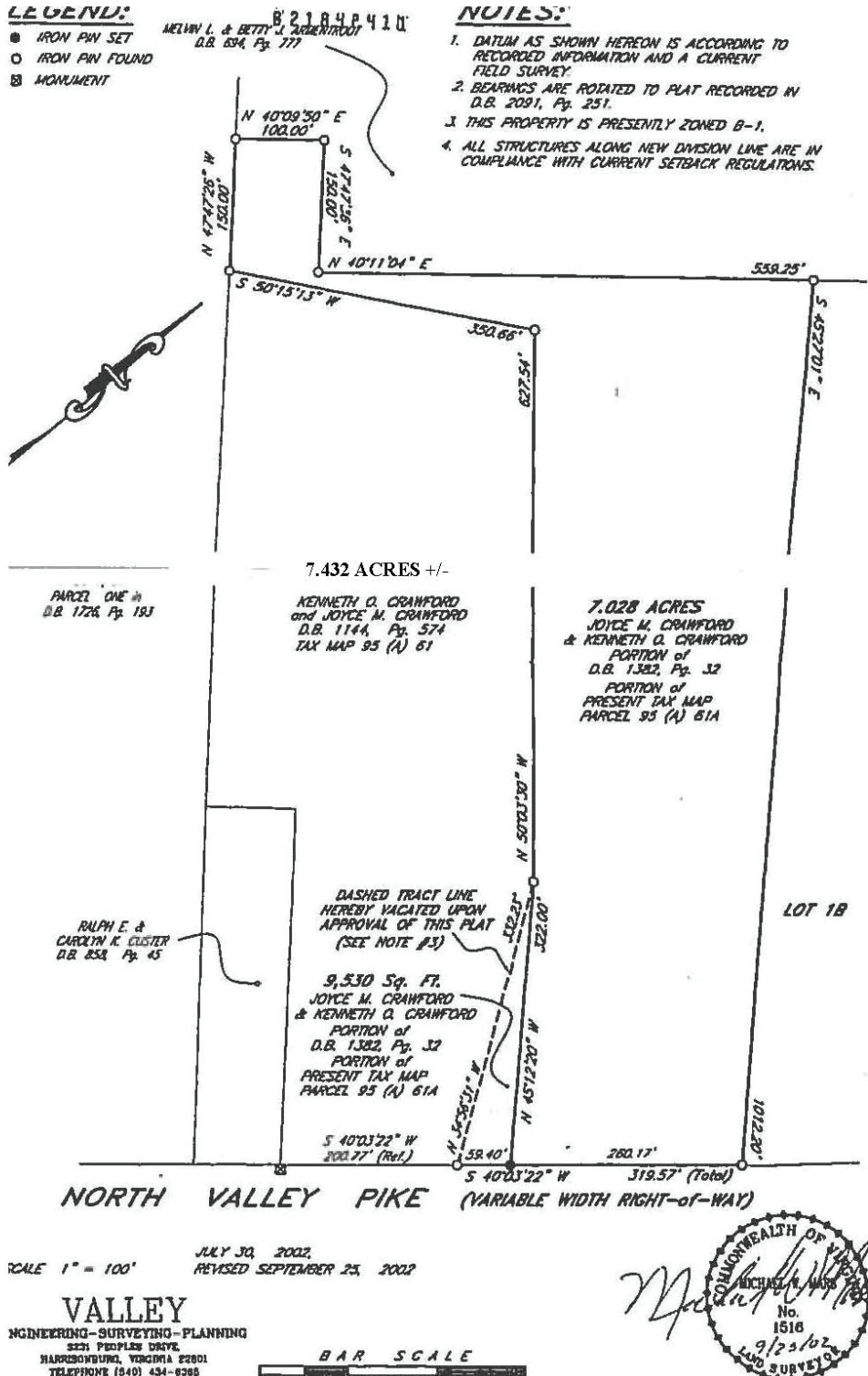
**PRICE REDUCED!**  
**\$837,500 each lot**

**LEGEND:**

- IRON PIN SET
- IRON PIN FOUND
- ⊠ MONUMENT

**NOTES:**

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 2091, Pg. 251.
3. THIS PROPERTY IS PRESENTLY ZONED B-1.
4. ALL STRUCTURES ALONG NEW DIVISION LINE ARE IN COMPLIANCE WITH CURRENT SETBACK REGULATIONS.



Contact Butch Strawderman  
or Ken Kline TODAY!

(540) 246-5959  
or (540) 476-0411