

OFFICE BUILDING FOR SALE

FULLY LEASED OFFICE/BUSINESS COMPLEX | 8% CAP

1545 N Lee Highway, Lexington, VA 24450

\$660,000



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

1958 EVELYN BYRD AVENUE • HARRISONBURG, VA 22801

540.434.9922 • WWW.COTTONWOOD.COM

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FULLY LEASED OFFICE/BUSINESS COMPLEX | 8% CAP

1545 N Lee Highway, Lexington, VA 24450

Executive Summary



OFFERING SUMMARY

Sale Price:	\$660,000
Lot Size:	1.4 Acres
Building Size:	7,400
Zoning:	R-1
Cap Rate:	8%
Occupancy:	100%
Utilities:	Public



PROPERTY OVERVIEW

Fully leased stand alone business/office complex. Located on N Lee Hwy, Lexington VA. Building completely updated in 2012. Excellent investment property with steady rent roll. 3 main tenants have been in place since 2010. Tenants would like to stay and would sign renewal leases.

For More Information:

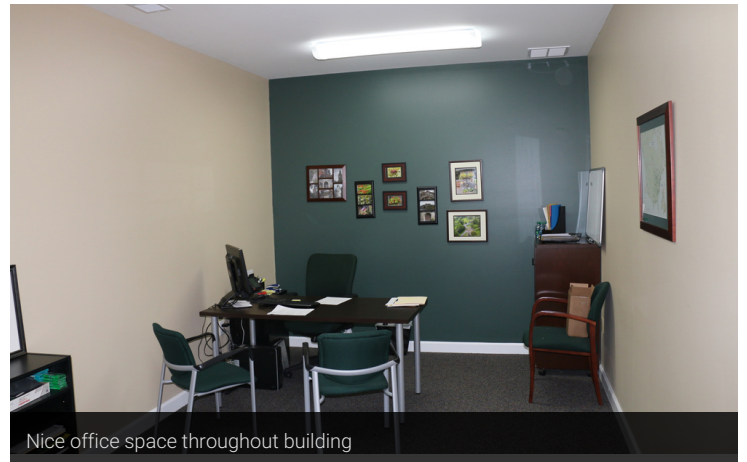
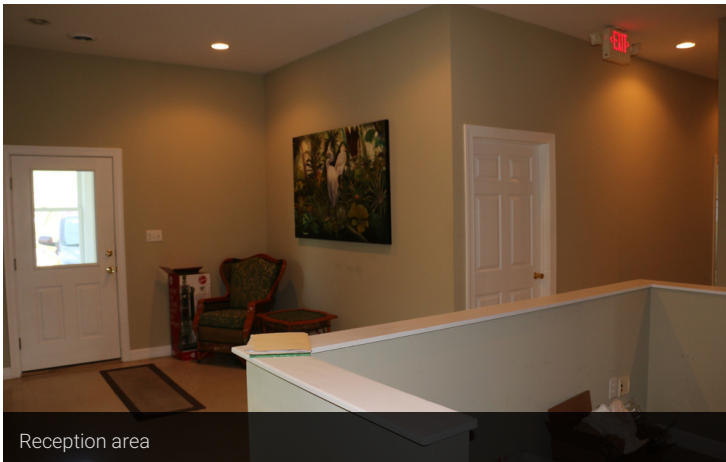
Greg Keeler
540.478.5232
greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FULLY LEASED OFFICE/BUSINESS COMPLEX | 8% CAP

1545 N Lee Highway, Lexington, VA 24450

Additional Photos



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FULLY LEASED OFFICE/BUSINESS COMPLEX | 8% CAP

1545 N Lee Highway, Lexington, VA 24450

Location Maps



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE