

Executive Summary

INVESTMENT OPPORTUNITY | OCCUPIED MIXED-USE BUILDINGS + 0.51 ACRES 500-504 First Street, Shenandoah, VA 22849



OFFERING SUMMARY

Sale Price: \$439,000

Lot Size: Buildings 0.22 Acres
Land 0.51 Acres
0.73 Total Acres

Building Size: 4,600

Zoning: C1

MLS#: 662708

PROPERTY OVERVIEW

100% Occupied! Recently renovated, unique value-add investment opportunity featuring a two unit mixed use building, a two unit retail building, and a vacant lot ready to be developed in the heart of the Town of Shenandoah. 500 First St features an upstairs residential apartment (occupied) and a first floor retail unit (also occupied). 502 First St includes a large commercial space that is fully occupied. This offer includes a half acre of commercial land directly across from the Norfolk Southern Train Yard and the Town of Shenandoah Museum & Visitors Center.

LOCATION OVERVIEW

Discover a unique investment opportunity in the vibrant town of Shenandoah, VA. Nestled in the heart of the Shenandoah Valley, this location offers a charming blend of small-town charm and business potential. With convenient access to major highways and airports, this area provides seamless connectivity for businesses. Nearby attractions like Shenandoah National Park, Luray Caverns, and the historic downtown district offer an array of leisure and cultural experiences for professionals and employees. Embrace the tranquility of the Blue Ridge Mountains while accessing a dynamic commercial hub, making this property an enticing investment for office building investors.

For More Information:

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Additional Photos

TURNKEY MIXED-USE INVESTMENT | FULLY LEASED + INCLUDED LAND

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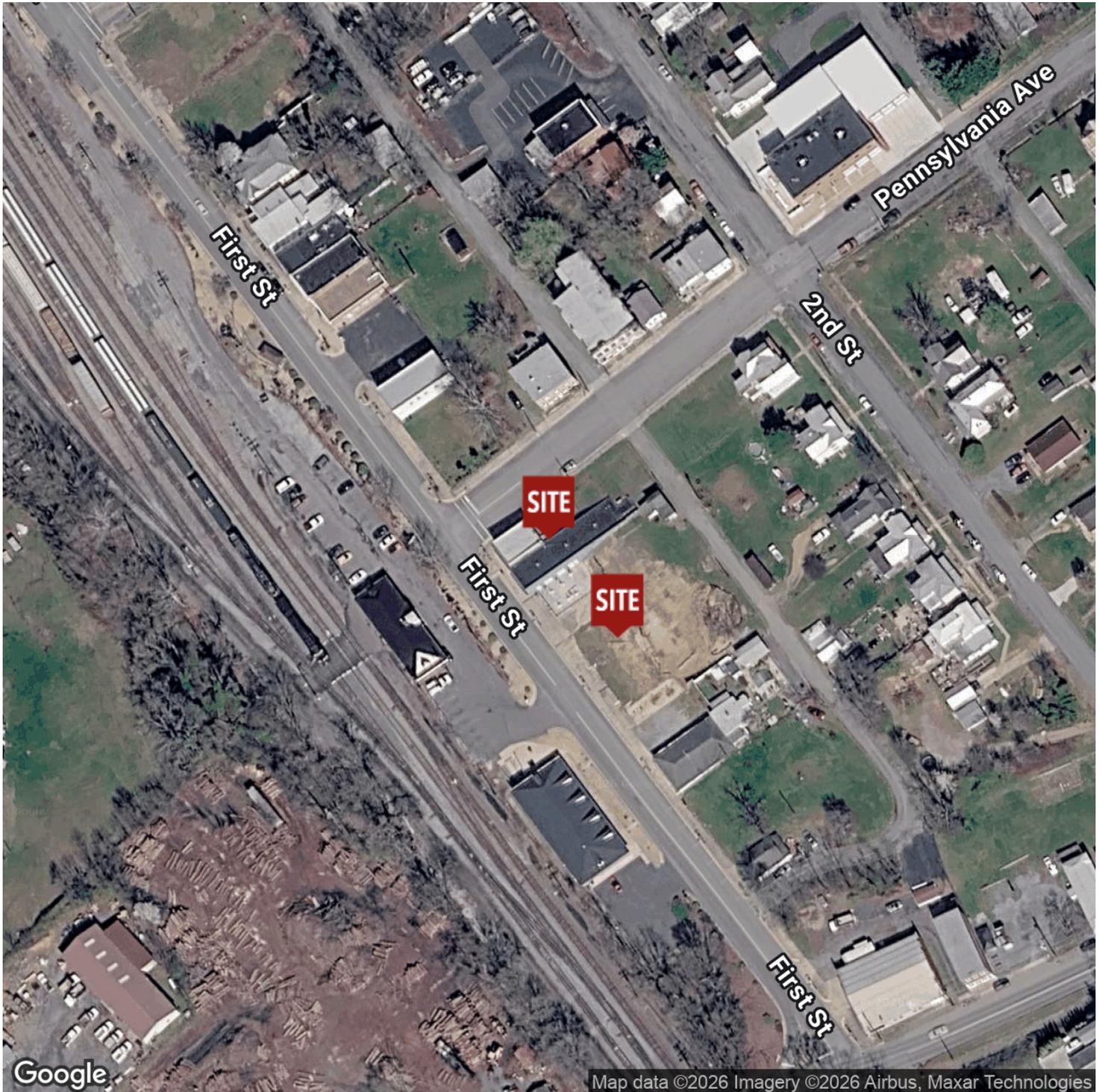
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Location Map

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