
0.96 ACRES FOR LEASE IN DEVELOPING COMMERCIAL AREA

1377 North Liberty St, Harrisonburg, VA 22802

Executive Summary



OFFERING SUMMARY

Lease Rate: \$1,500.00 per month
+ \$93.60 CAM fee
(Gross)

Lot Size: 0.96 Acres

Zoning: M1

Utilities: Public Water Available
Public Sewer Available

Road Frontage: 188.3' Mt Clinton Pike
53.9' N Liberty Street

MLS#: 647420



PROPERTY OVERVIEW

Great location in a developing commercial area in northern Harrisonburg. Corner lot with 0.96 acres zoned M1 at the intersection of Mt Clinton Pike and N Liberty St. Road frontage of 53.9' on N Liberty St and 188.3' on Mt Clinton Pike. Less than 1 mile from Virginia Avenue and Eastern Mennonite University as well as the new Holtzman gas station complex and retail center on N Valley Pike. Use lot as is or owner will allow a build to suit. Possibilities include large truck and vehicle parking; small/medium bay warehouse development; repair shop or other uses permitted for M1 zoning.

For More Information:

Mike Martin
540.421.0360
mike.martin@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Additional Photos



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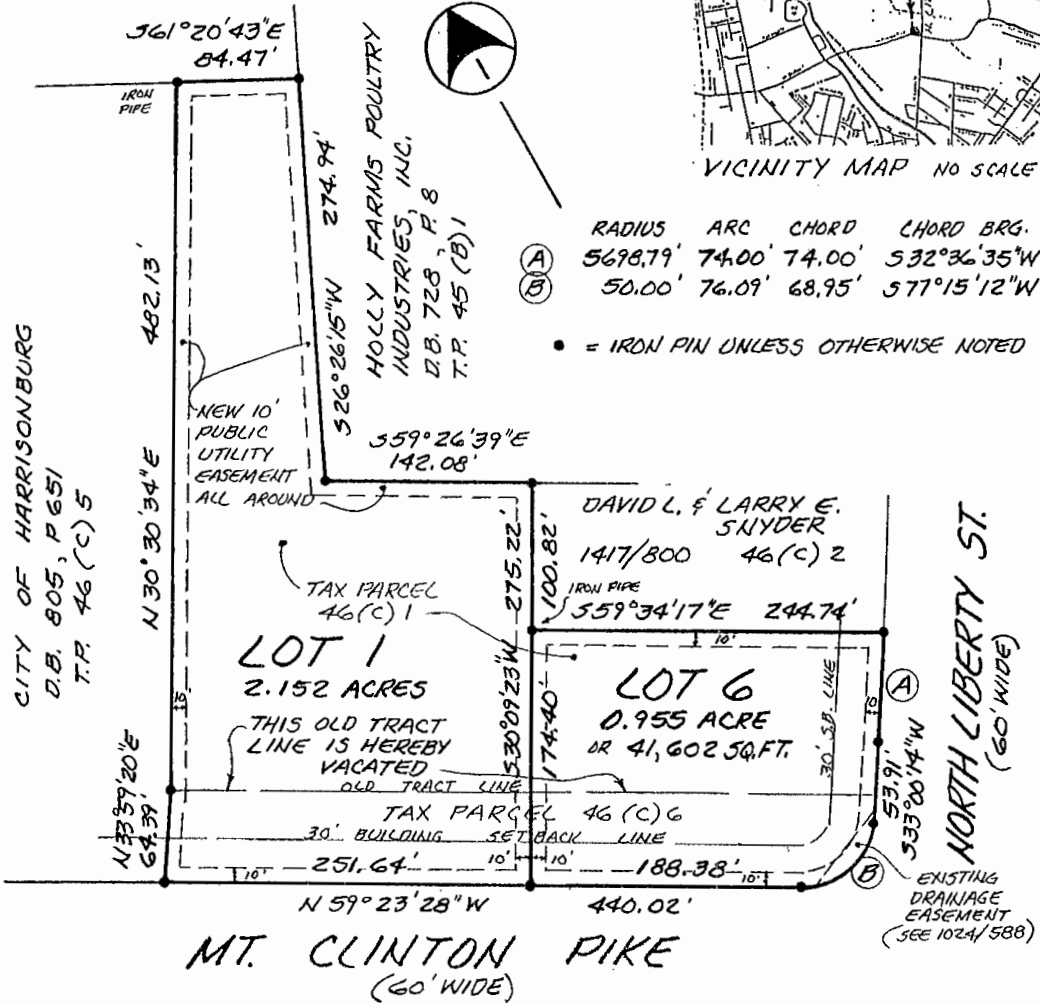
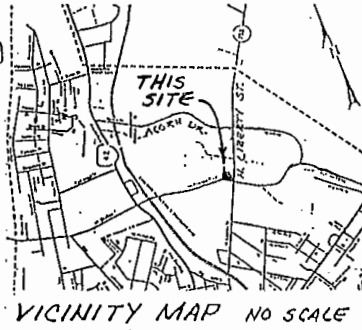
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- THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA.
 - EASEMENTS ARE AS SHOWN.

WAYNE G. SHIFFLETT
 D.B. 1089, P. 273
 T.P. 46 (C) 7

B1716P240



DAVID ALAN INDUSTRIES SUBDIVISION

CITY OF HARRISONBURG, VIRGINIA

PRESENT OWNER:
 DAVID ALAN INDUSTRIES, INC.

SCALE: 1" = 100'

DEED BOOK 1231, PAGE 98

JUNE 28, 1999

TAX PARCELS 46(C) 1 & 6

REVISED JULY 7, 1999

TOTAL AREA = 3.107 AC.

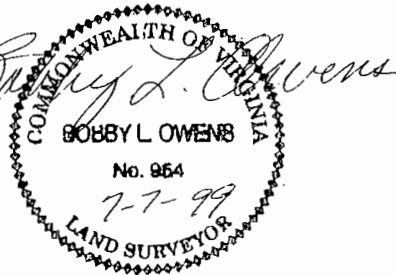
ZONED M-1

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the Planning Commission and ordinances of the City of Harrisonburg, Virginia, regarding the platting of subdivisions have been complied with.

Given under my hand this 7th day of

July, 1999.
 Bobby Owens
 State Certified Land Surveyor

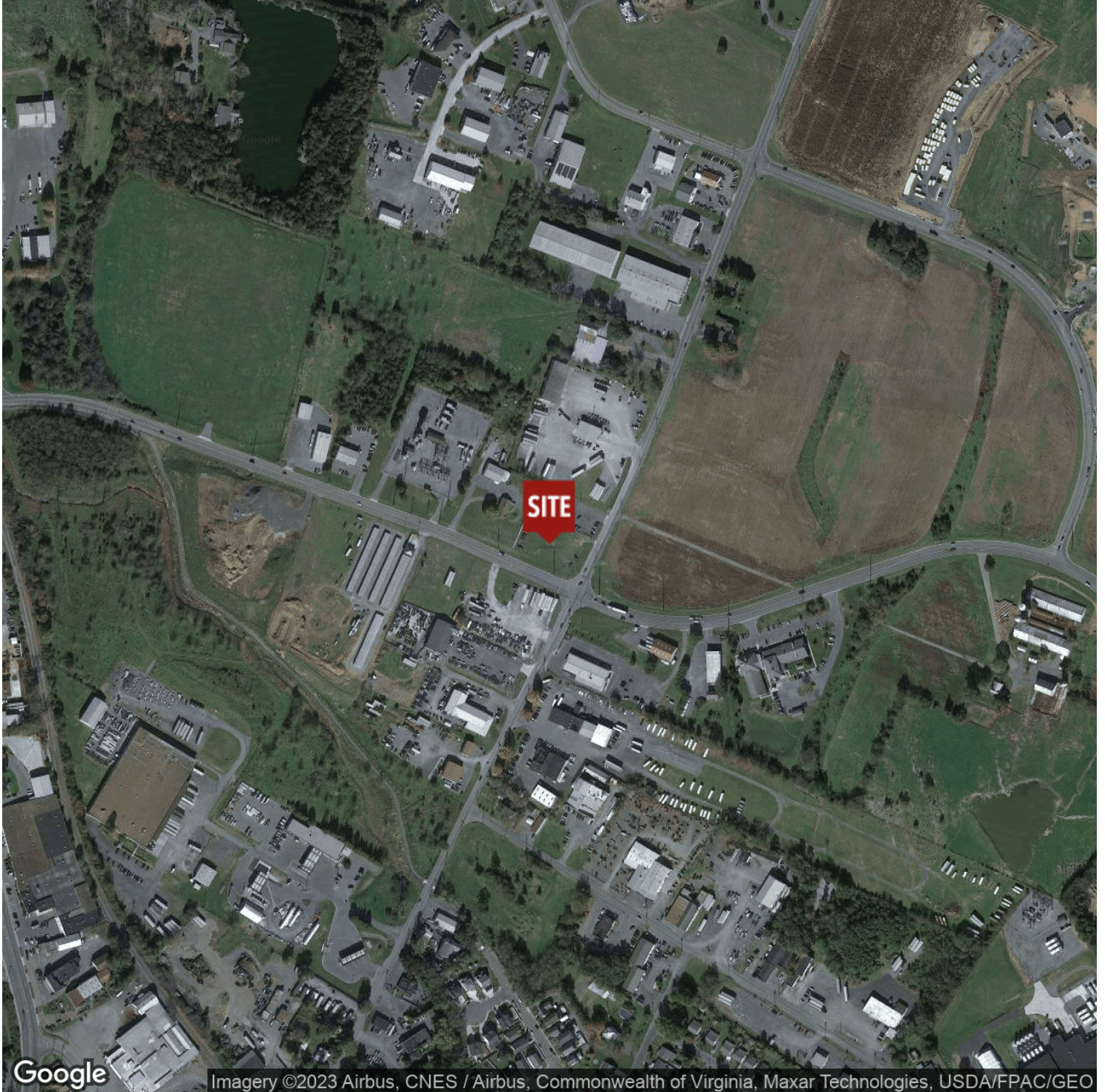


BOBBY L. OWENS, C.L.S.
 HARRISONBURG, VIRGINIA 22801

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Location Map



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