



Old Valley Pike, Strasburg, VA 22657

\$3,400,000

Old Valley Pike

Land | 13.13 acres

KS

Kevin Smith

VA 0225241236

540.758.7001

Listing Added: 12/10/2024

Listing Updated: 05/26/2025



Details

Asking Price	\$3,400,000	Property Type	Land
Subtype	Commercial	Permitted Zoning	Highway Commercial
Lot Size (acres)	13.13	Price/Acre (Land Value)	\$258,948.97/acre
APN	016 10 023 (024, 025, 026)		

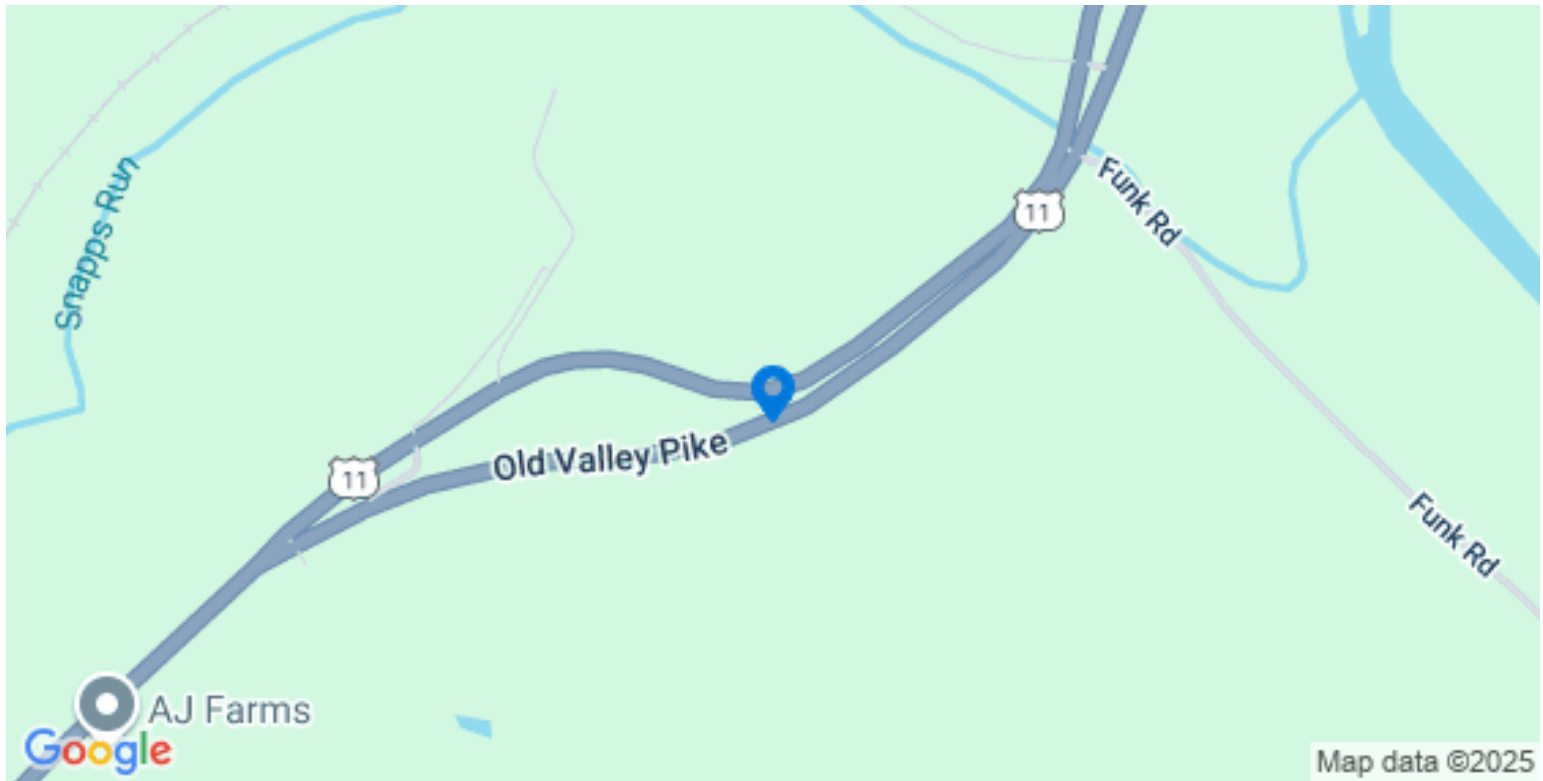
Marketing Description

Prime commercial site. This 13.13-acre property boasts a coveted Highway Commercial zoning, making it an ideal location for business ventures. Additionally, a 2.96 acre parcel is available and adjacent to this parcel making over 16 acres available with approximately 1,000 feet of road frontage. Conveniently positioned just off Interstate 81 and a short drive from Interstate 66, this well developed interchange offers excellent visibility, ensuring maximum exposure for any enterprise. Situated just south of several well-known fast food establishments, hotels, retail and medical care, it benefits from high traffic and customer flow. With public utilities readily available, the infrastructure is in place to support a wide range of commercial activities. Moreover, the surrounding area is experiencing substantial residential growth, indicating a thriving market and potential customer base. This commercial site's strategic location, zoning, excellent visibility, proximity to major highways, and supportive infrastructure make it an enticing prospect for entrepreneurs looking to establish or expand their businesses in a rapidly developing area.

Investment Highlights

- Land SqFt: 571,943.00
- Video Link: <https://iframe.videodelivery.net/0d2e27f830482008b6d05c208c6f89a5>

Location (1 Location)



Property Photos (16 photos)

