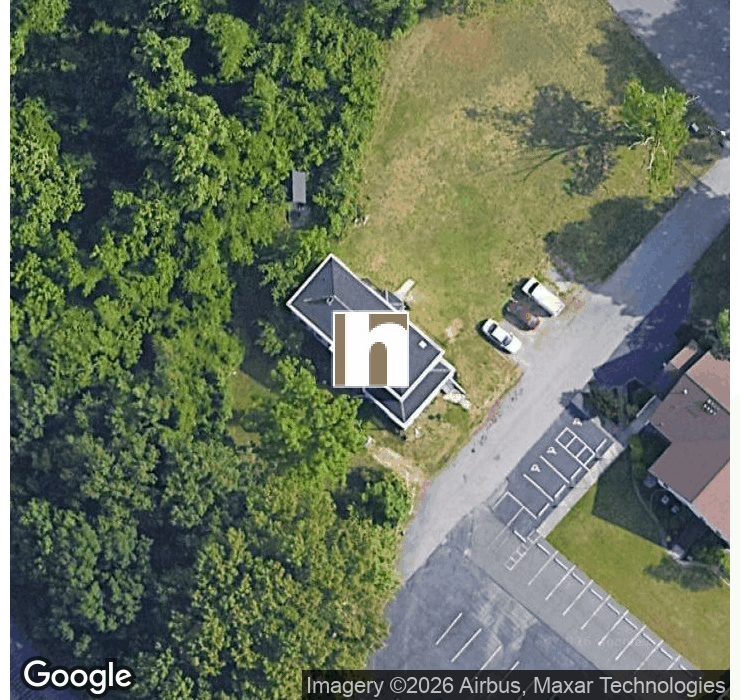


For
Sale

12020 Winfree St

CHESTER, VA 23831



Property Description

Multi-Family Property with SUBDIVIDABLE lot to build a single family home by-right, or another multi-family property (with approvals). This location is convenient to Rt 10 W. Hundred Rd, at Thomas Dale High School, across from Chester Village, YMCA, national retail stores and apr 2.5mi to I-95, I-64 and Rt 288 access. The roof is 3 was replaced 3 years ago and windows were replaced 1 year ago. All kitchens and bathrooms are modern. Apartments are open, with natural light, hardwood floors and tall ceilings. There are 4 units: (1) 2-bedroom unit and (3) 1-bedroom units with separate electric meters and furnaces. Landlord pays utilities, except internet. \$35,885 NOI

Property Highlights

- Income-Producing, Occupied Quad
- SUBDIVIDABLE LOT for SF residential by-right
- Conveniently located across from Chester Village, Schools, Library and Shopping and Close to I-64, I-95 and Rt 288

Offering Summary

Sale Price:	\$650,000
Number of Units:	4
Lot Size:	32,809 SF
Building Size:	2,716 SF
NOI:	\$35,885
Cap Rate:	5.85%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	436	1,020	3,266
Total Population	901	2,147	7,473
Average HH Income	\$80,729	\$81,654	\$84,137



Susan Haas, MURP Principal Broker

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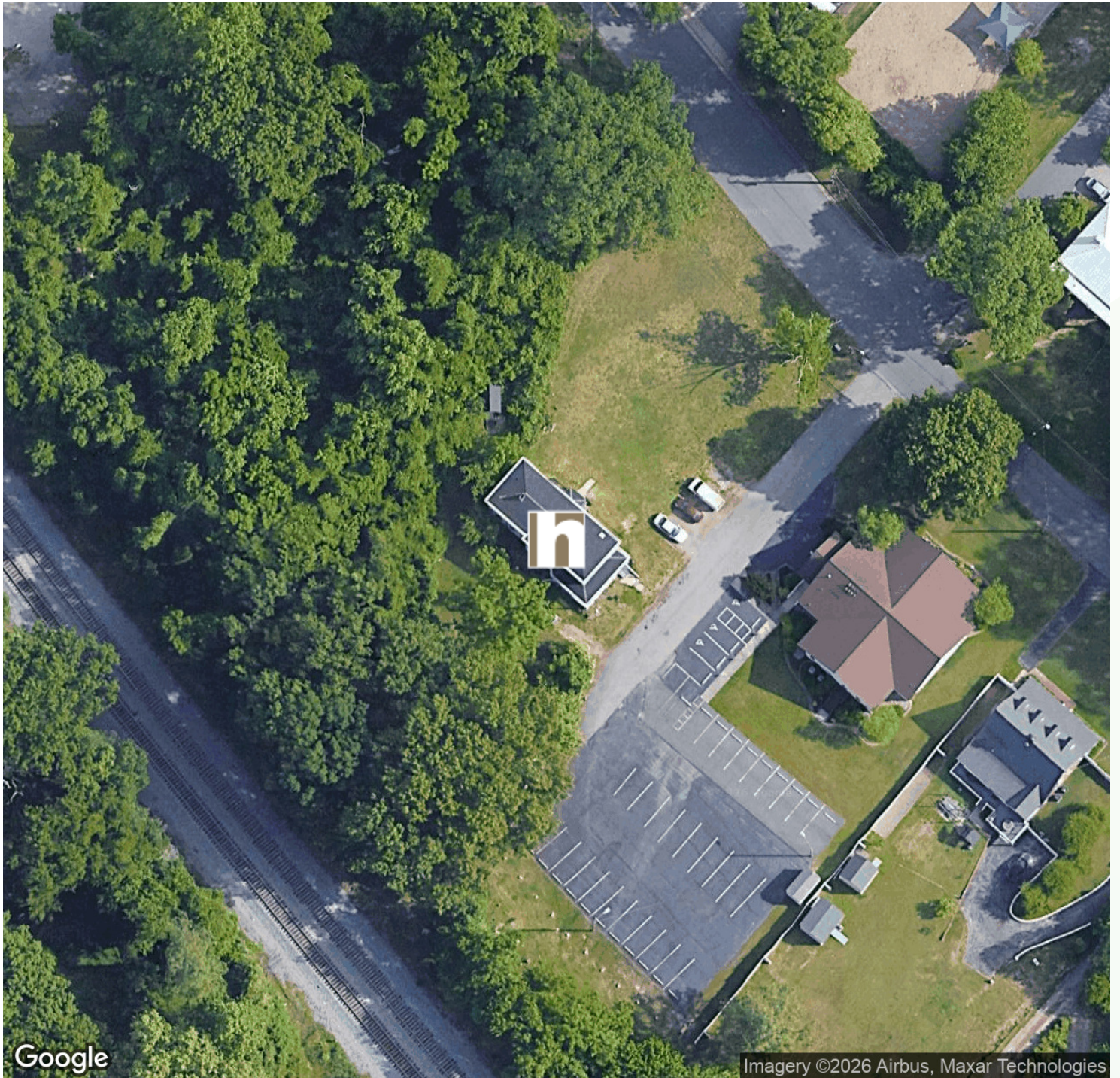
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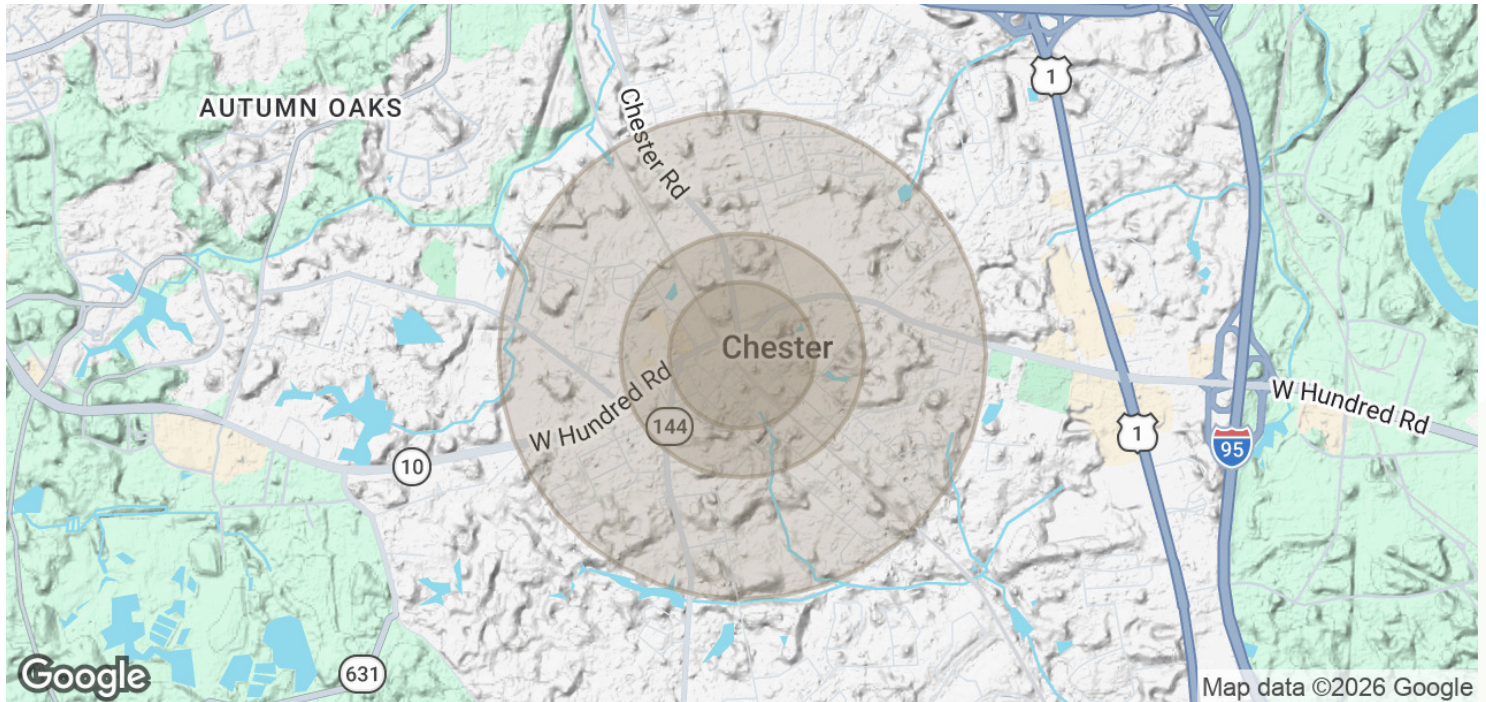
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	901	2,147	7,473
Average Age	44	44	42
Average Age (Male)	41	41	39
Average Age (Female)	47	47	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	436	1,020	3,266
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$80,729	\$81,654	\$84,137
Average House Value	\$390,226	\$388,783	\$380,934

Demographics data derived from AlphaMap



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Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF
1	2	1	700 SF	\$1,050	\$1.50
2	2	1	600 SF	\$1,150	\$1.92
3	1	1	600 SF	\$1,150	\$1.92
4	2	1	600 SF	\$1,150	\$1.92
Totals			2,500 SF	\$4,500	\$7.26
Averages			625 SF	\$1,125	\$1.81



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Income Summary

Per SF

Gross Income	\$0	\$0.00
--------------	-----	--------

Expenses Summary

Per SF

Operating Expenses	\$0	\$0.00
--------------------	-----	--------

Net Operating Income	\$35,885	\$13.21
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It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the [Media Tab](#))



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