

VERSATILE 22,088 SF COMMERCIAL PROPERTY – BELOW TAX ASSESSMENT!

1740 East Market Street, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,595,000
Lot Size:	2.18 Acres
Building Size:	22,088 Square Feet 2 Units
Zoning:	B2
Utilities:	Public Water Public Sewer Gas
Traffic Counts:	30,000+ AADT E Market Street
MLS#:	666133

PROPERTY OVERVIEW

Take advantage of this exceptional 22,088 SF commercial property, strategically located just off Interstate 81 (Exit 247) in one of the region's most robust retail and business corridors. Sitting on over 2 acres with 250' of prime road frontage, this flexible property is ideal for retail, service-based businesses, warehousing, distribution, or automotive operations with 19,371 SF of leasable space and priced BELOW Tax assessment value. Automotive/Retail Space (6,185 SF): Fully leased to a strong long-term national tenant - immediate cash flow. Commercial/Retail/Warehouse Space (13,186 SF): Climate-controlled, available for owner-user or additional tenant. Ideal for a showroom or variety of retail and commercial uses. 10 Ground-Level Doors (9 doors: 10'W x 11'T; 1 door: 6'4"W x 9'4"T). Ceiling Clear Height: 17'-18'. Full coverage Fire Sprinkler System. 100 parking spaces. High Visibility: 31,000+ vehicles/day. Immediate access to I-81, surrounded by national franchises, hotels, and major retail anchors. Zoned B-2 Commercial use. Perfect for National or regional retailers, Auto service or parts businesses, HVAC/plumbing/electrical distribution, or Owner-occupiers looking for high-exposure headquarters. Don't miss this opportunity to own a highly adaptable, income-producing asset in a top-tier location with unmatched visibility, accessibility, and upside potential. Call today!

For More Information:

Chad Dunham
540.246.6700
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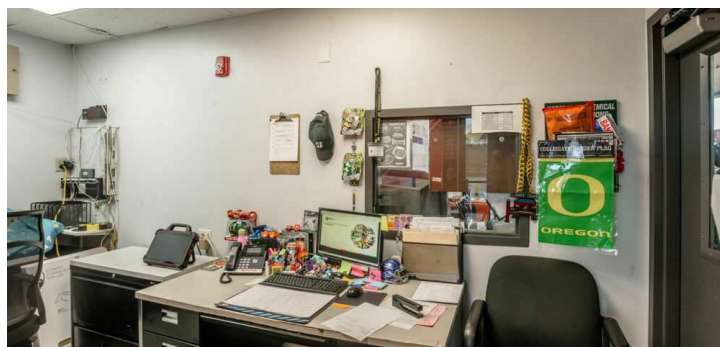
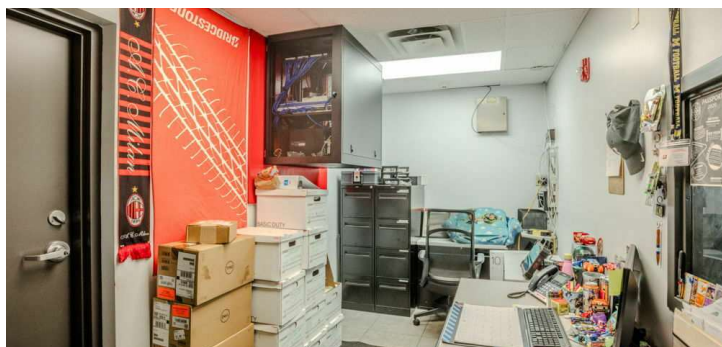
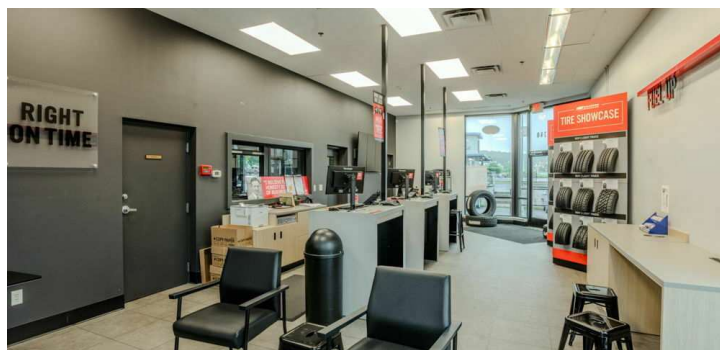
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A COMMERCIAL REAL ESTATE BROKERAGE

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Firestone Unit



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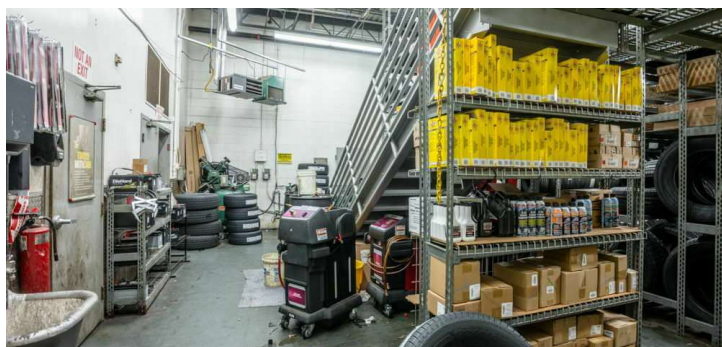
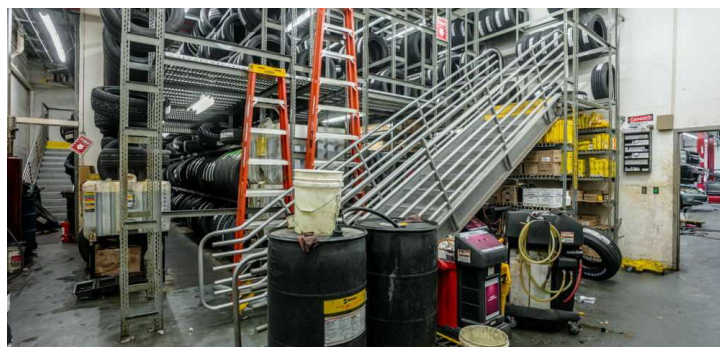
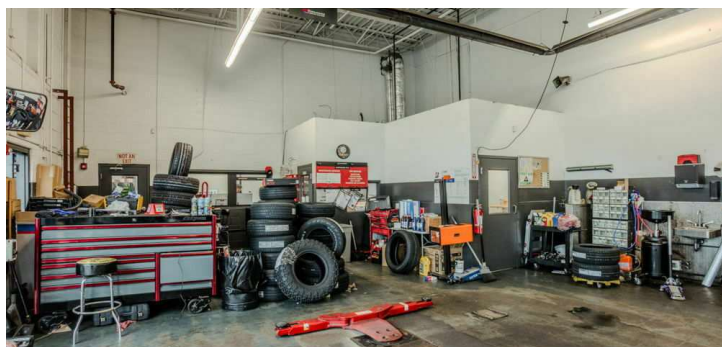
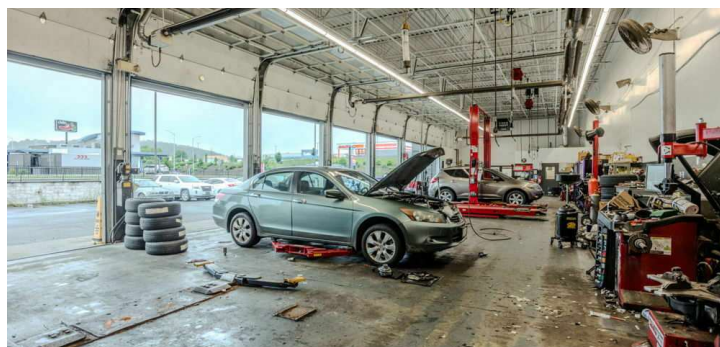
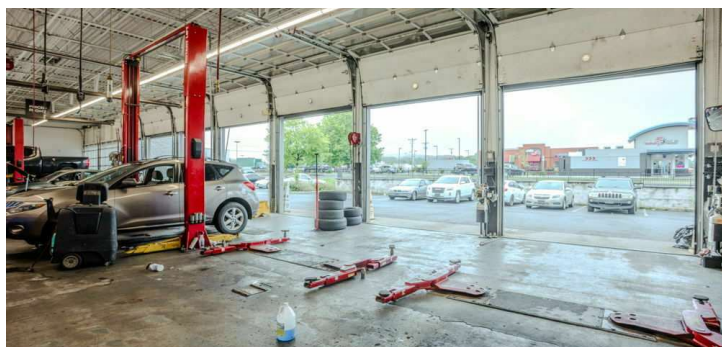
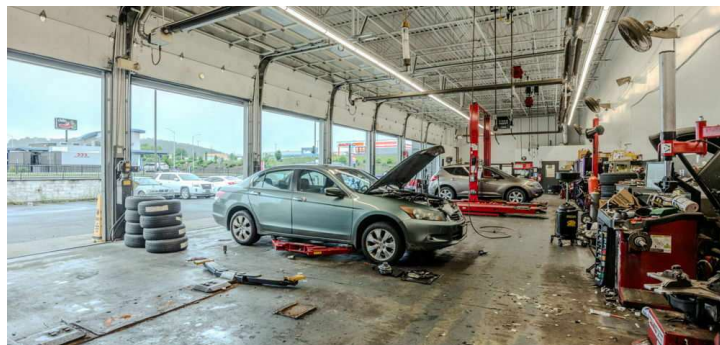
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Additional Photos



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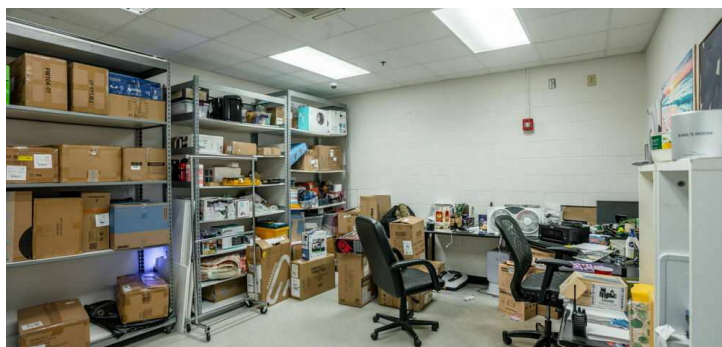
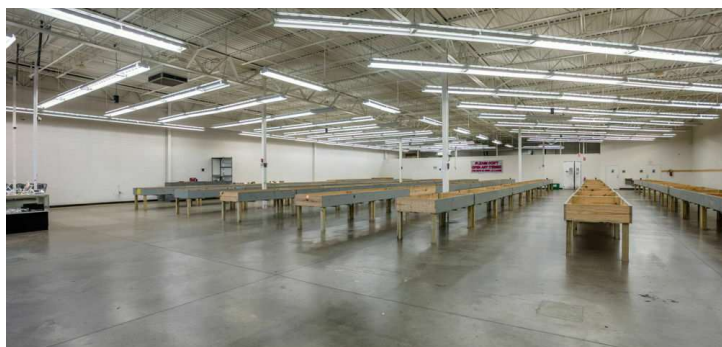
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Bintastic Unit (Vacant) Photos



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Drone Photos



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Retailer Map



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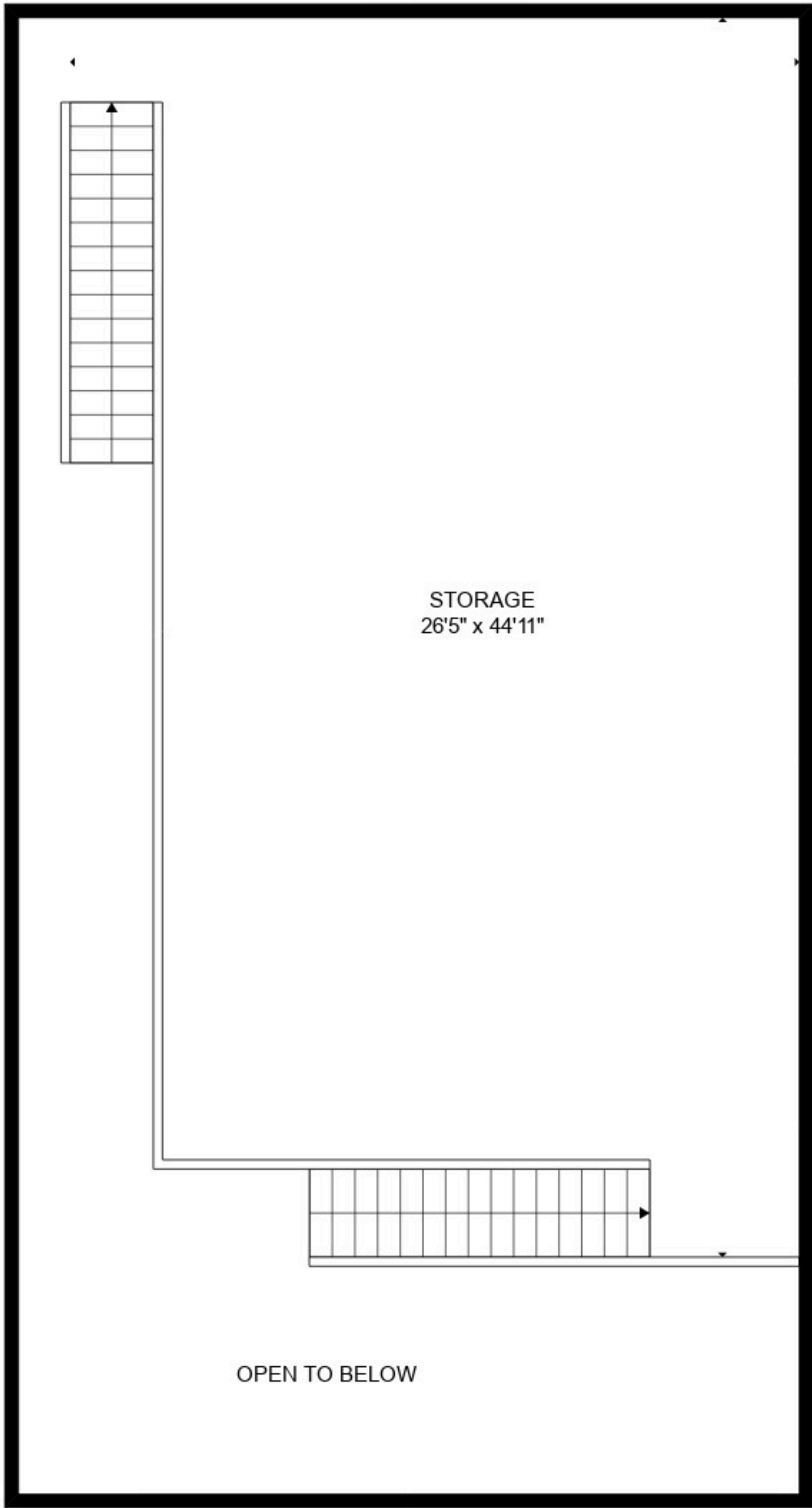
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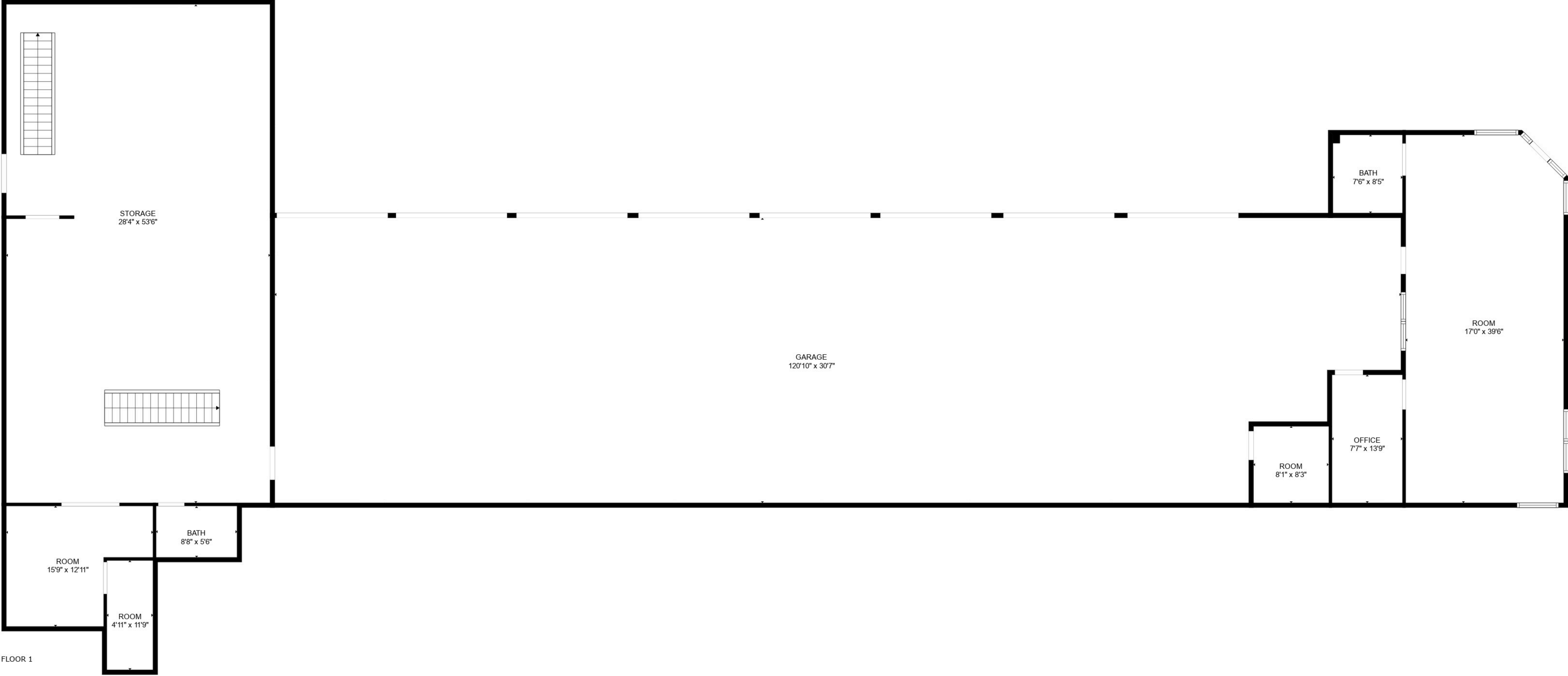
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FLOOR 2



FLOOR 1

