

EXCELLENT REDEVELOPMENT OPPORTUNITY IN DOWNTOWN HARRISONBURG

530 N Main St, Harrisonburg, VA 22802

Executive Summary



OFFERING SUMMARY

Sale Price:	\$999,950
Lot Size:	0.76 Acres
Building Size:	12,358 square feet
Zoning:	B1
Utilities:	Public Water Public Sewer
Parking:	Paved Private
Access:	N Main St (8800+ AADT) N Mason St (7800+ AADT)
MLS#:	670096



PROPERTY OVERVIEW

Excellent redevelopment opportunity! Located in both the Harrisonburg Downtown Central Business District and in a Qualified Federal Opportunity Zone, this two story, 12,358 square foot building on .76 acres is currently used as an automotive repair shop and church. The automotive shop is a Harrisonburg City approved non-conforming use and is 6,302 square feet, 6 bays, parts storage and office space. The finished upper level is 1,933 square feet with large, glass showroom windows. Remaining unfinished space on the upper floor is 4,123 square feet. The zoning and location make this a great option for a convenience or grocery store on the upper level and an automotive shop on the lower level. However, the B1 zoning allows for a wide range of possible uses, including multi family development, making this a great development opportunity as well. Both tenants are on month to month leases which allows flexibility to purchase as an owner/user or as an investor.

For More Information:

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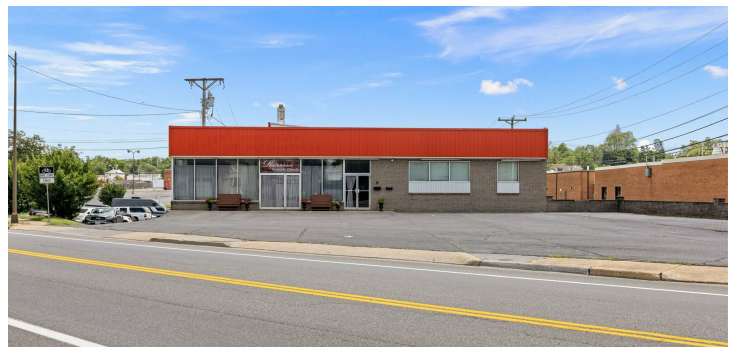
A COMMERCIAL REAL ESTATE BROKERAGE

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Exterior Photos



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Additional Photos



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530 N Main General Information

Square Footage Total	Acres	Zoning	Qualified Opportunity Zone	Flood Plain	Electric Meters	Water Meters	Roof	Tenants
12,358	.76 over two parcels	B1	Yes	Yes. 100 year	1 Main HEC meter for lower level.	1 Main Public Works meter for lower level	Flat rubber membrane above church: New in 2023	M&S Auto: Month to Month
Breakdown of square footage	Tax ID: 34-E-1 and 34-E-2				1 submeter for upper level	1 submeter for upper level	Flat Rubber Membrane above shop: New in 2009	Rocktown Apostolic Church: Month to Month
Church: 1,933 square feet							Pitched Metal Roof over remaining	
Central Air, Gas heat								
2 bathroom, 1 main open space, 3 small offices (non-loading bearing walls)								
Remaining upper level								
4,123 square feet								
no heat, no AC								
Shop 2,477 square feet								
5 bay doors								
Small office, bathroom								
Natural Gas and Oil burner heat								
Auto bay 1,996 square feet								
1 bay door								
Natural Gas Heat								
Remaining lower level:								
Parts storage: 1,829 square feet								
No heat or AC								

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Location Map



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