
INVESTMENT OPPORTUNITY | 100% OCCUPIED RENOVATED MIXED-USE BUILDING

500-502 First Street, Shenandoah, VA 22849

Executive Summary



OFFERING SUMMARY

Sale Price:	\$410,000
Lot Size:	0.22 Acres 6 Tax Parcels
Building Size:	4,600 Square Feet 4 Units
Zoning:	C1
Occupancy:	100% Leased
Utilities:	Public Water Public Sewer
MLS#:	662708



PROPERTY OVERVIEW

100% Occupied! Recently renovated, unique value-add investment opportunity featuring a two unit mixed use building, a two unit retail building, and a vacant lot ready to be developed in the heart of the Town of Shenandoah. 500 First St features an upstairs residential apartment (occupied) and a first floor retail unit (also occupied). 502 First St includes a large commercial space that is fully occupied. 504 First St is a 0.51 acre vacant lot that is also for sale.

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

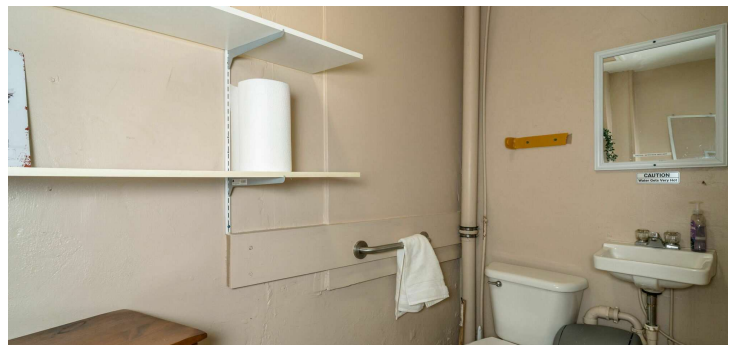
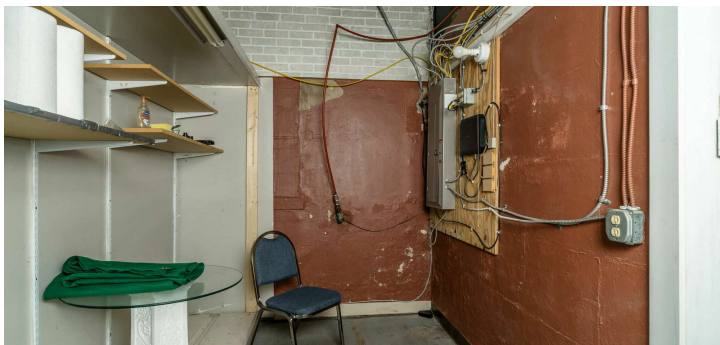
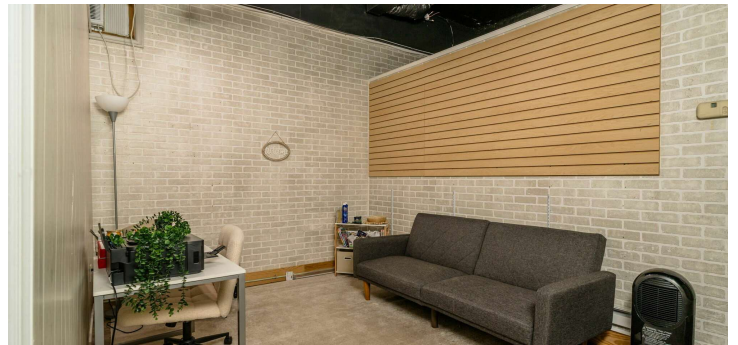
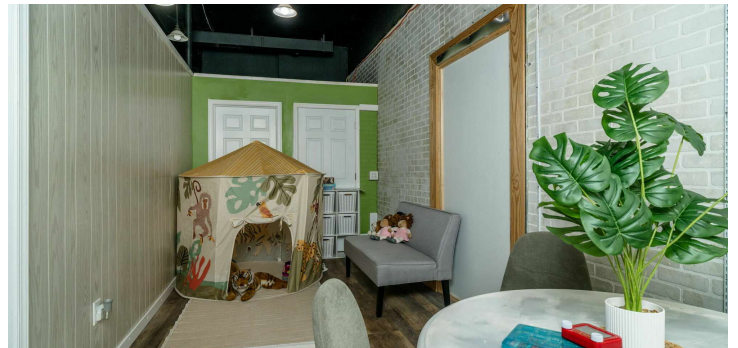
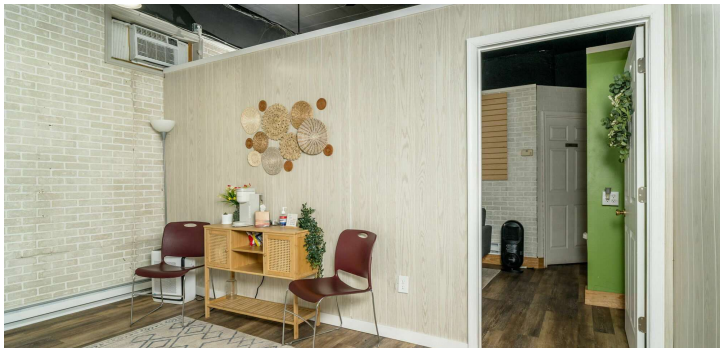
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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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Interior Photos



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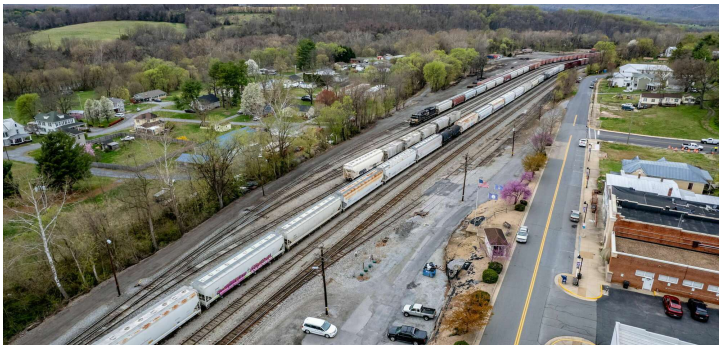
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Aerial Photos



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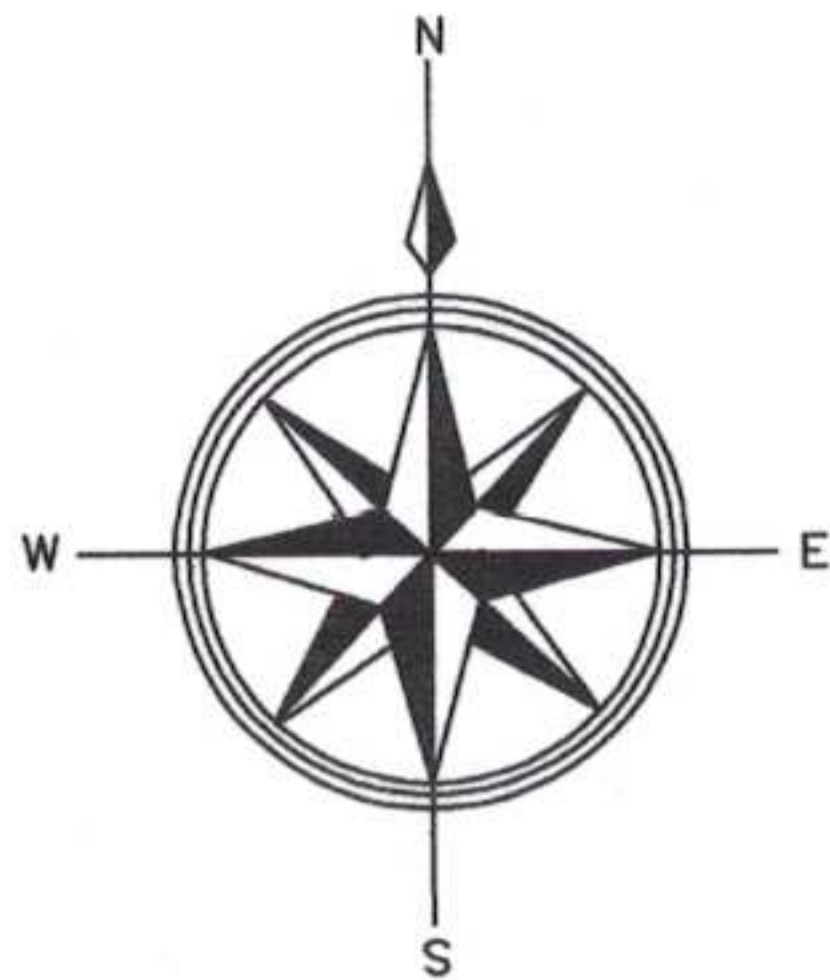
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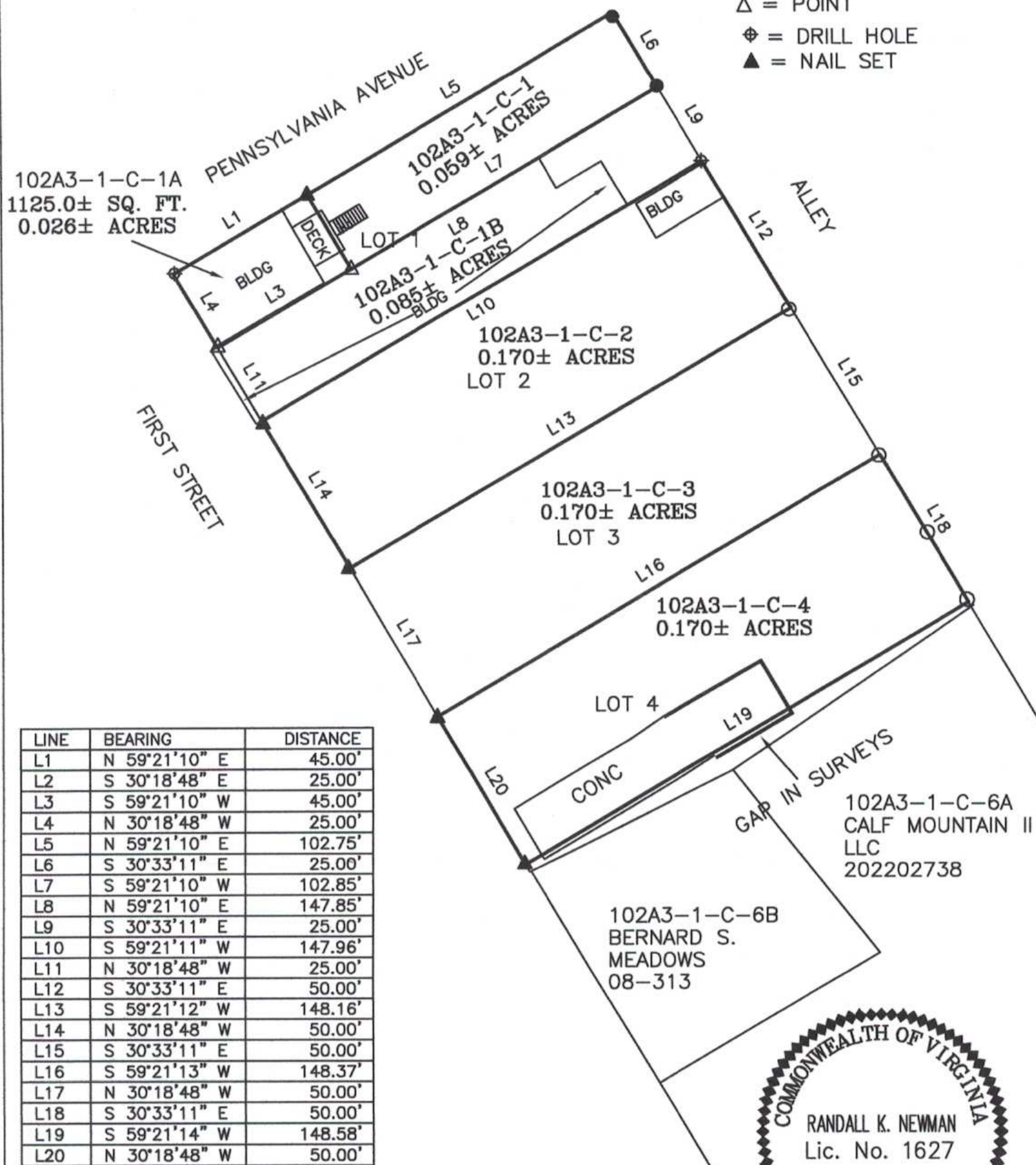
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- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 40'
- 3 = TAX MAP = 102A3-1-C-1, 1A, 1B, 2,3, AND 4
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED
- 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- △ = POINT
- ⊕ = DRILL HOLE
- ▲ = NAIL SET



LINE	BEARING	DISTANCE
L1	N 59°21'10" E	45.00'
L2	S 30°18'48" E	25.00'
L3	S 59°21'10" W	45.00'
L4	N 30°18'48" W	25.00'
L5	N 59°21'10" E	102.75'
L6	S 30°33'11" E	25.00'
L7	S 59°21'10" W	102.85'
L8	N 59°21'10" E	147.85'
L9	S 30°33'11" E	25.00'
L10	S 59°21'11" W	147.96'
L11	N 30°18'48" W	25.00'
L12	S 30°33'11" E	50.00'
L13	S 59°21'12" W	148.16'
L14	N 30°18'48" W	50.00'
L15	S 30°33'11" E	50.00'
L16	S 59°21'13" W	148.37'
L17	N 30°18'48" W	50.00'
L18	S 30°33'11" E	50.00'
L19	S 59°21'14" W	148.58'
L20	N 30°18'48" W	50.00'

BOUNDARY SURVEY OF 5 TRACTS OF LAND
LOCATED IN THE TOWN OF SHENANDOAH

PAGE COUNTY, VIRGINIA.

OWNER: BRENDAN PROPERTIES, L.L.C. (102A3-1-C-1, 1A, AND 1B

REFERENCE: INSTRUMENT NO. 020003023

OWNER: THE ENCHANTED FLORIST OF VIRGINIA, LLC

REFERENCE: INSTRUMENT NO. 090003626 LOT 2

REFERENCE: INSTRUMENT NO. 190002206 LOTS 3 AND 4

JOB NO. P102S3-1-2-1

DATE: MAY 27, 2023

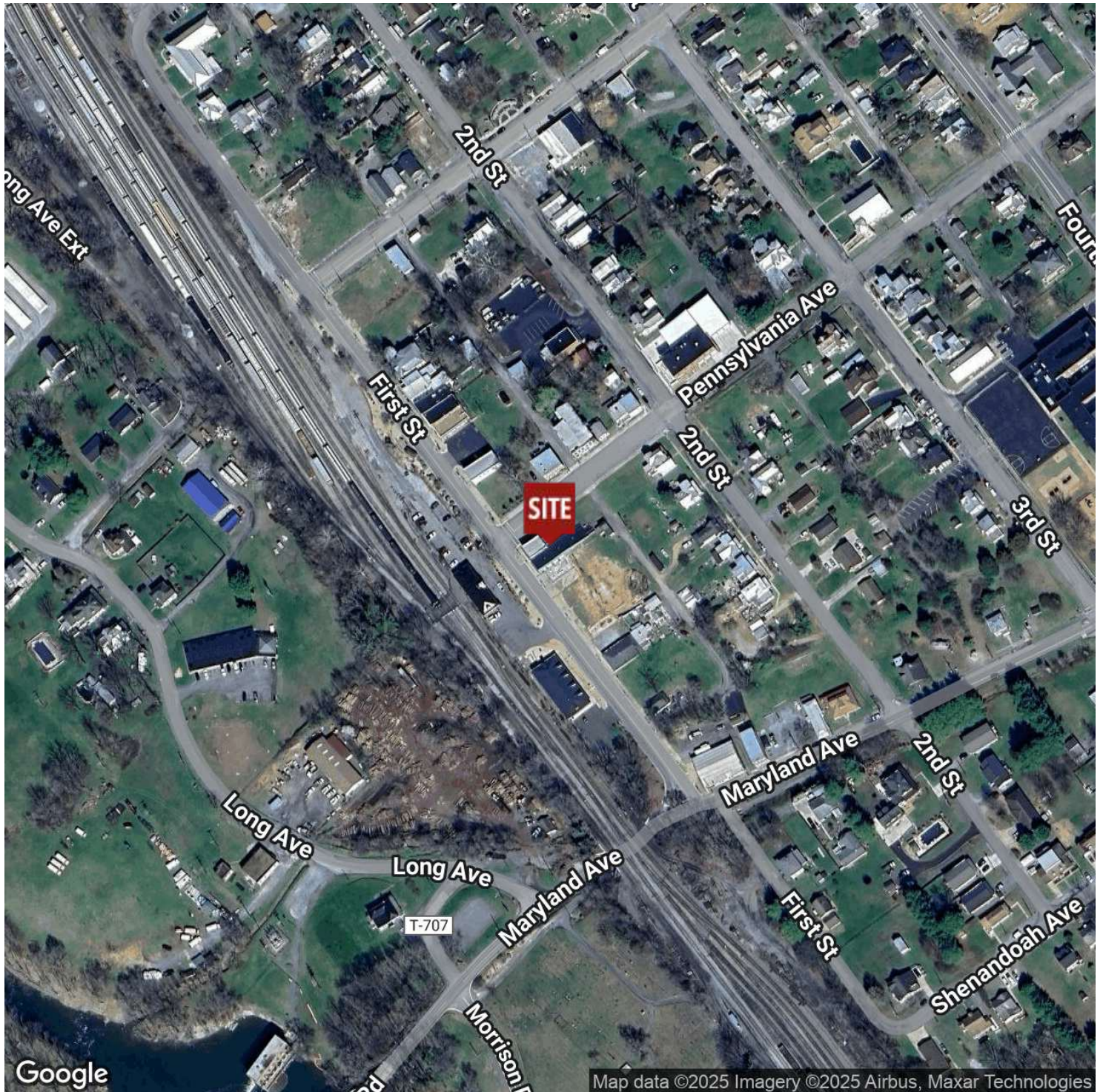


NEWMAN SURVEYING
Licensed Land Surveyor
GROTTOES, VIRGINIA 24441
(540) 421-6232

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