

SALE

B&P PROFESSIONAL BUILDING

15885 Kings Hwy Montross, VA 22520



PROPERTY DESCRIPTION

Introducing an exceptional Office/Investment opportunity – a prime 10,500 SF commercial property located in Montross, VA. Built in 1994, this versatile building is ideally suited for a range of commercial and industrial activities, with a zoning classification that supports diverse business ventures. Subject property offers a strategic location for maximizing visibility and accessibility.

PROPERTY HIGHLIGHTS

- - 3 floors totaling 10,500 SF
- - Can be used for single users or buy property and lease out remainder
- - 3 person Elevator access from lower level to 2nd floor
- - Previously used for law firm
- - Zoned for Commercial/Industrial use
- - Exceptional parking available (74 spaces)
- - Versatile layout for customization

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,900,000 |
| Lot Size: | 2.771 Acres |
| Building Size: | 10,500 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 43 | 101 | 219 |
| Total Population | 94 | 218 | 474 |
| Average HH Income | \$83,191 | \$83,191 | \$83,191 |

Brian Cunningham, CCIM
(540) 429-3414

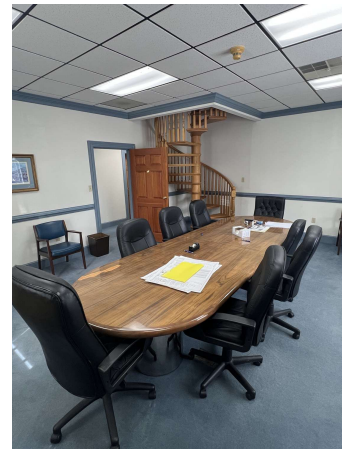
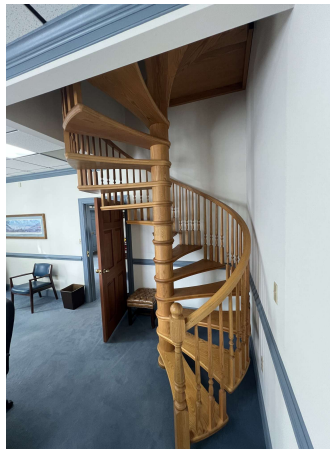
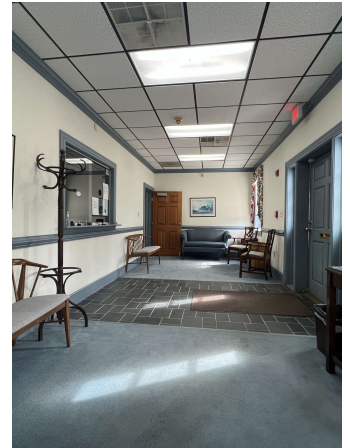
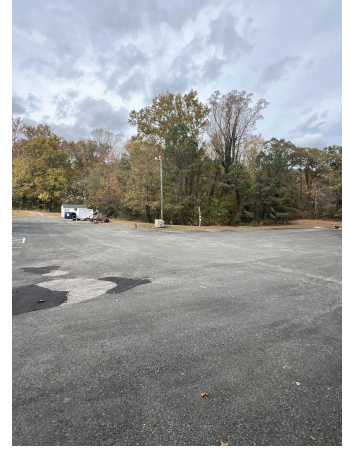


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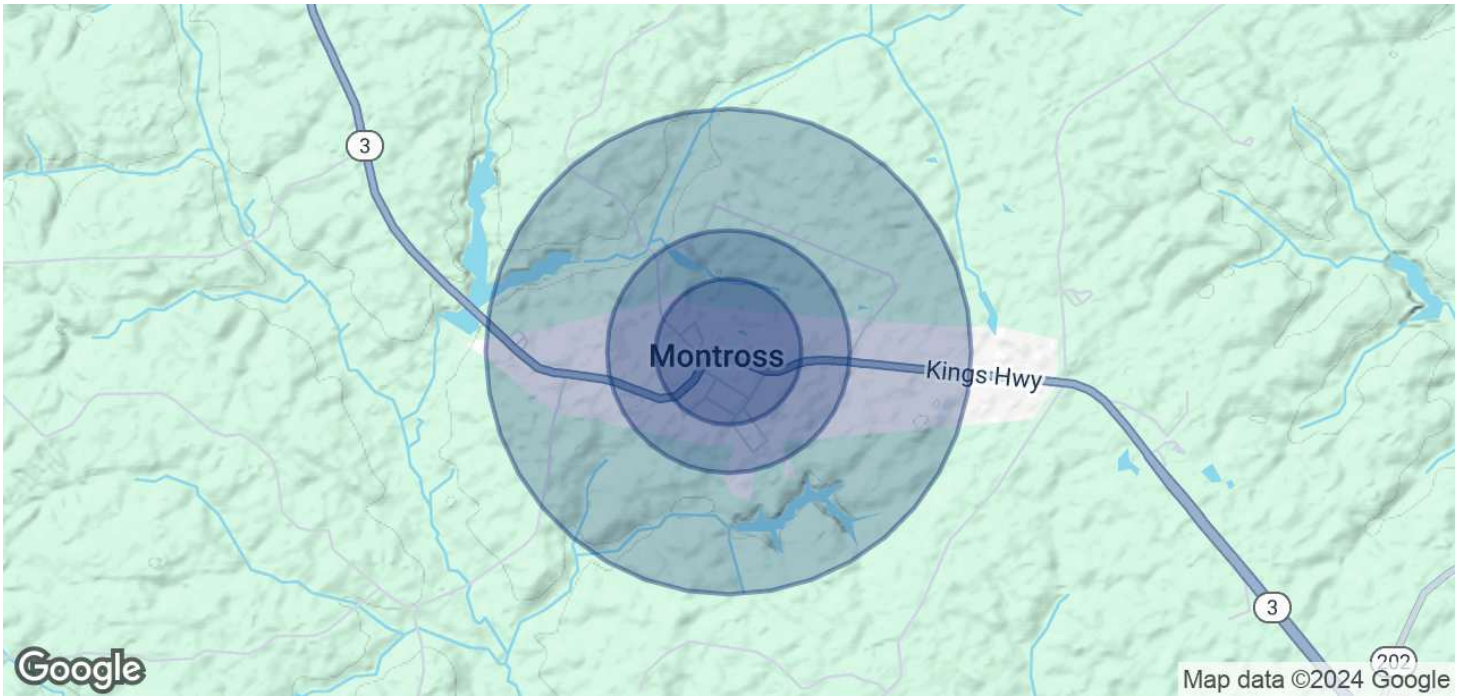


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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 94 | 218 | 474 |
| Average Age | 49 | 49 | 49 |
| Average Age (Male) | 47 | 48 | 47 |
| Average Age (Female) | 51 | 51 | 51 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 43 | 101 | 219 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$83,191 | \$83,191 | \$83,191 |
| Average House Value | \$344,640 | \$344,640 | \$344,640 |

Demographics data derived from AlphaMap

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