

INVESTMENT OPPORTUNITY | LARGE MIXED USE BUILDING IN STAUNTON

2501 N Augusta St, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	0.30 Acres
Building Size:	9,130 Square Feet
	3 Storefronts
	1 Garage/Storage Area
	5 Fully Leased Apts
Zoning:	B1
Utilities:	Public Water
	Public Sewer
MLS#:	662977

PROPERTY OVERVIEW

Remarkable opportunity to own large mixed use building on N Augusta St. Over 9,100SF spread out on two ground level floors, this building contains 3 commercial storefronts, 1 large garage/storage area, and 5 fully leased apartments. This building can be a great investment, or opportunity to operate your business while the rentals offset your mortgage. This building has been well maintained with large capital repairs in the last 10 years, of HVAC, exterior paint, rubber roof, generator, remodel of apartments and more. Parking is abundant, large paved parking in the rear and front, complete with an alley allowing for side parking. Currently 2,359SF of storefront is vacant and ready for occupancy of your business!

PROPERTY HIGHLIGHTS

- Virtual Tour: <https://www.youtube.com/watch?v=gx6q4WJlkeA>
- Floor Plans and More Photos Visit: <https://swartz-company.aryeo.com/sites/2501-n-augusta-st-staunton-va-24401-14989317/branded>

For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

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## Aerial Photos



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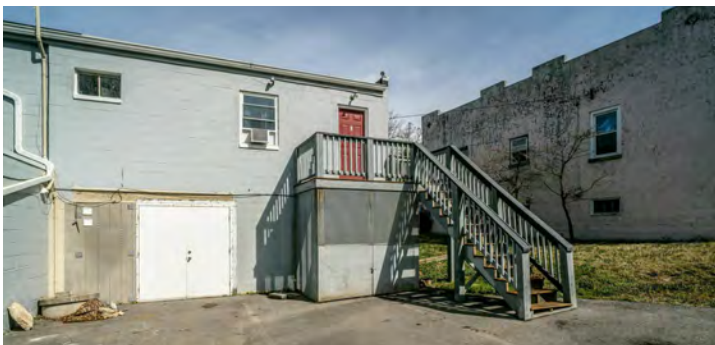
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### Exterior Photos



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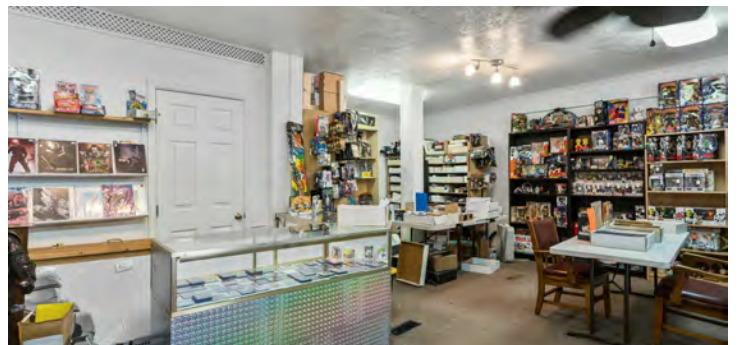
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### Storefront Photos



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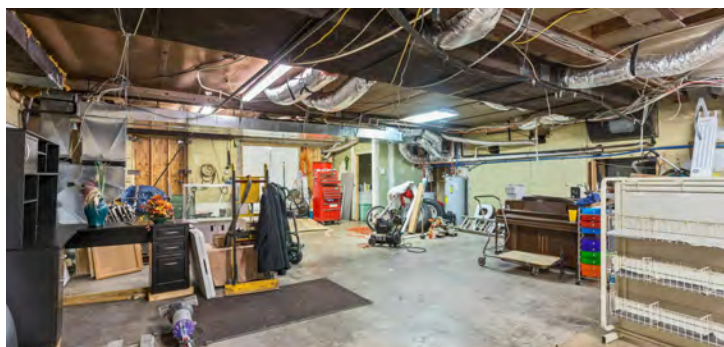
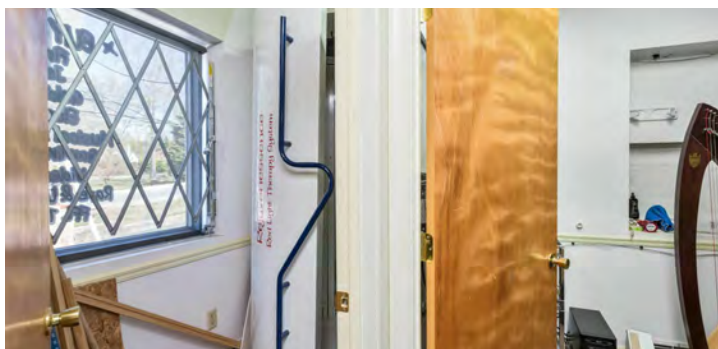
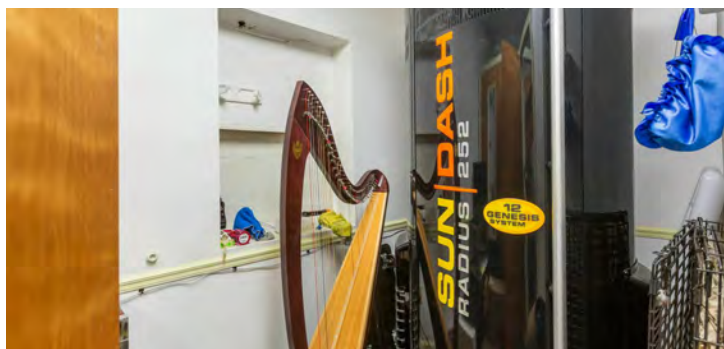
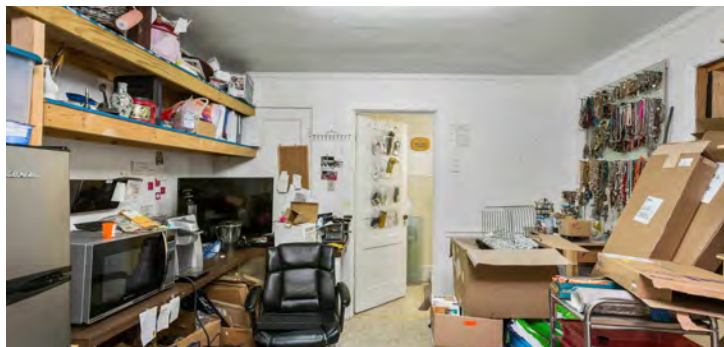
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### Garage/Storage Area Photos



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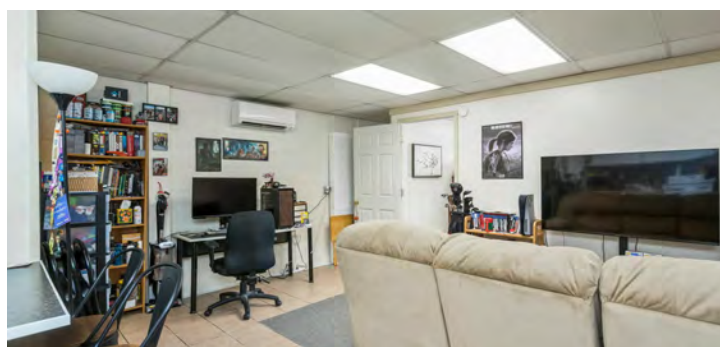
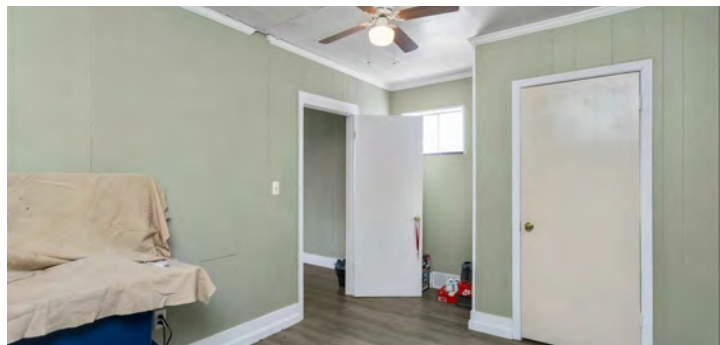
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### Apartments Photos



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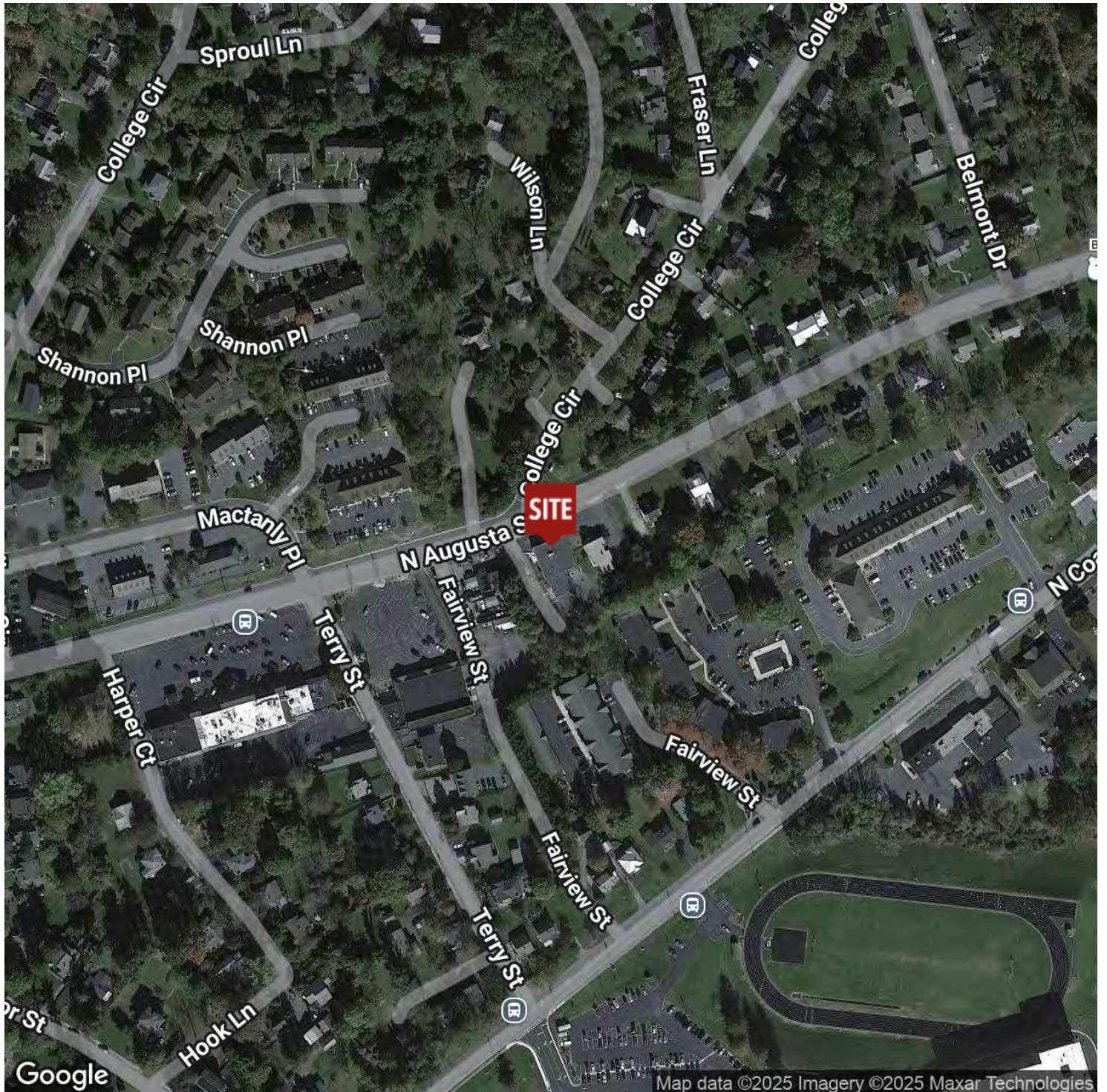
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