



FOR SALE LEXINGTON, VA INVESTMENT PROPERTY

112 Houston St, Lexington, VA 24450

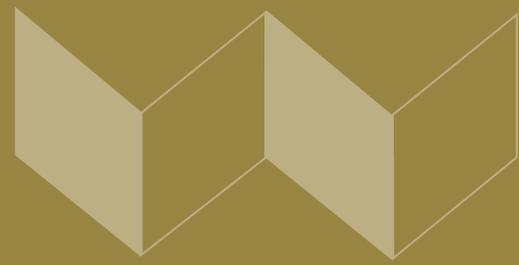
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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Lexington, VA. This impressive property includes two buildings: a spacious 5,170 SF medical office building and a residential duplex: both buildings are fully leased. The property occupies a prime location within the thriving Lexington area. Zoned RLC, the property presents a solid foundation for a lucrative commercial venture. Both buildings fill specific niches within the market and enjoy strong historic occupancy and no vacancy.

With its 100% occupancy rate, this turnkey investment promises immediate returns. Due to the modern amenities and versatile spaces in the medical office building, it's primed for seamless integration into any investor's portfolio. Don't miss the chance to capitalize on this high-demand market and secure a valuable asset in a sought-after location.

OFFERING SUMMARY

Sale Price:	\$1,065,000
Number of Units:	4
Lot Size:	0.53 Acres
Building Size:	7,384 SF

PROPERTY HIGHLIGHTS

- FULLY LEASED INVESTMENT PROPERTY
- 7,384 SF in two buildings
- Two-tenant medical office building
- Developed as owner-occupied property
- Residential duplex (potential for office use)

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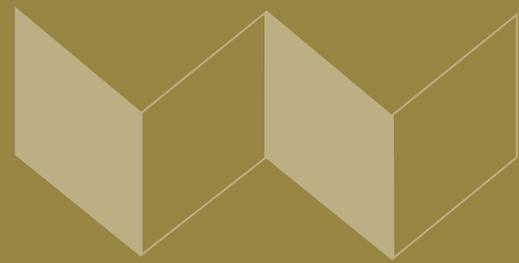
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PROPERTY DETAILS & HIGHLIGHTS

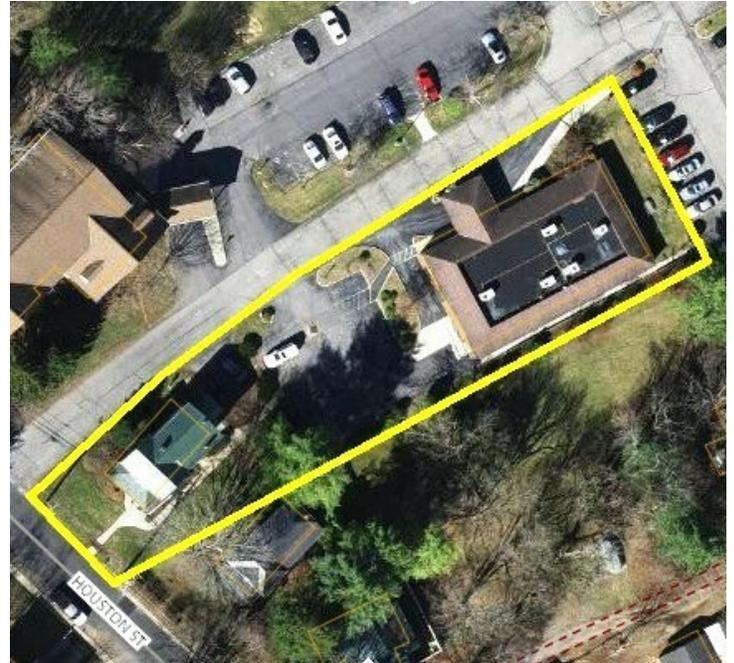


Building Name	Lexington Medical Office/Investment Property
Property Type	Office
Property Subtype	Office Building
APN	29133A; 29133A#
Square Footage	7,384 SF
Lot Size	0.53 Acres
Building Class	B
Number of Floors	1
Parking Spaces	22
Construction Status	Existing
Number of Buildings	2

Introducing an exceptional investment opportunity in the idyllic college town of Lexington, VA. Home to Washington & Lee University and Virginia Military Institute, Lexington boasts strong demographics and stable population. Tourism thrives in Lexington/Rockbridge County, driven by history buffs, adventure seekers, and food and beverage connoisseurs.

112 Houston Street is well-located within the community: the medical office building is co-located with the regional hospital and other medical properties and the duplex is within walking or biking distance from Washington & Lee University, providing a great housing opportunity for law students or staff.

Characterized by current and historic full occupancy, professional responsible management and an excellent location, this property represents the perfect addition to an investor's portfolio.



- - 7,384 SF in two buildings
- - 4 units
- - Developed as owner - occupied building
- - Excellent rental history
- - Duplex rented to Washington & Lee University graduate students
- - Zoned RLC
- - Prime Lexington location
- - 100% occupancy

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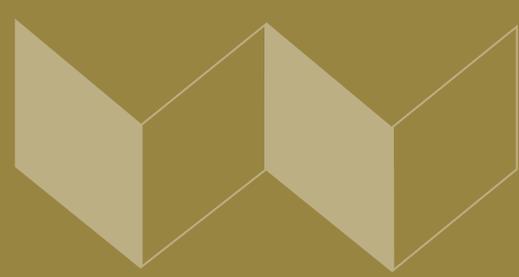
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ADDITIONAL PHOTOS



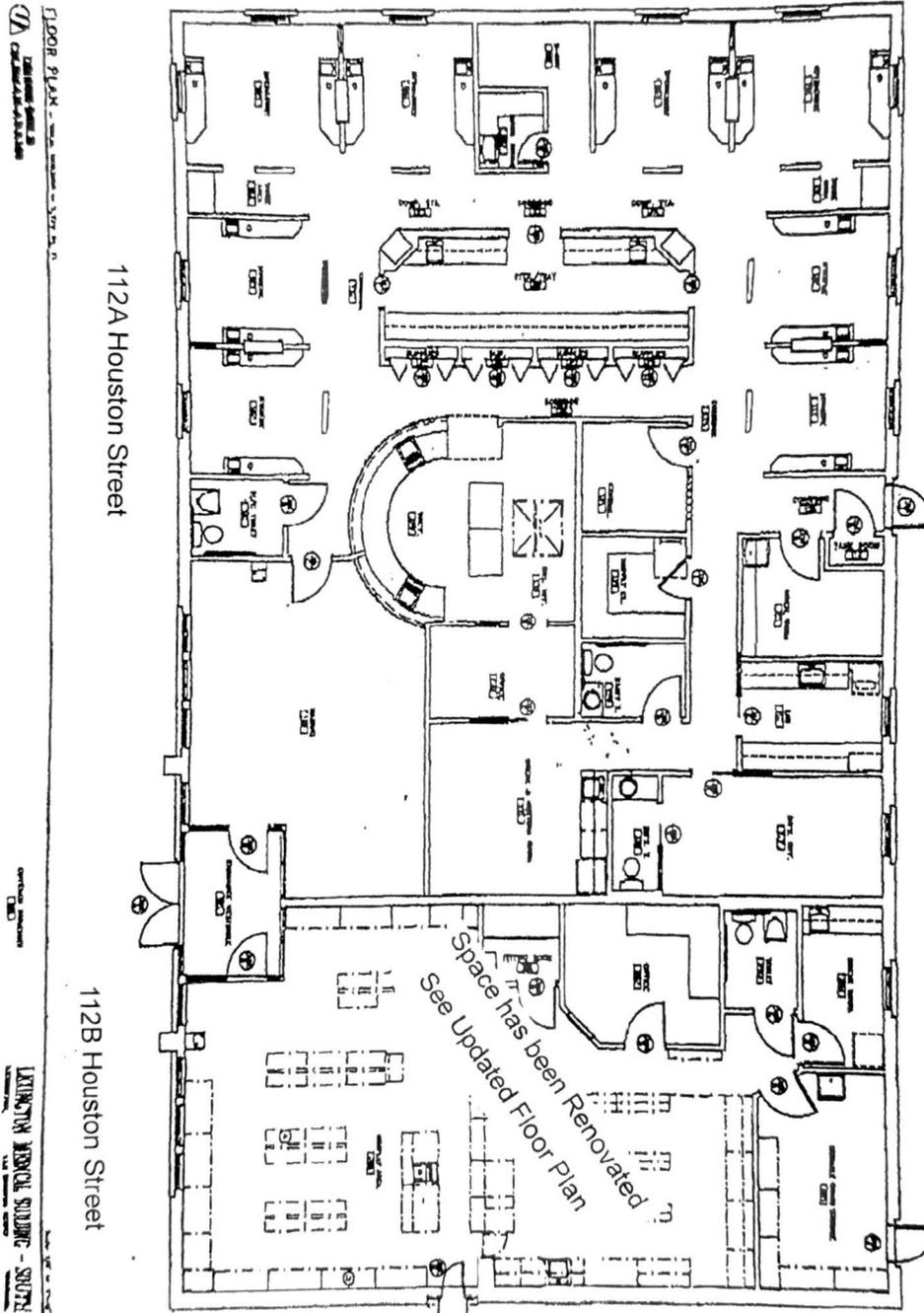
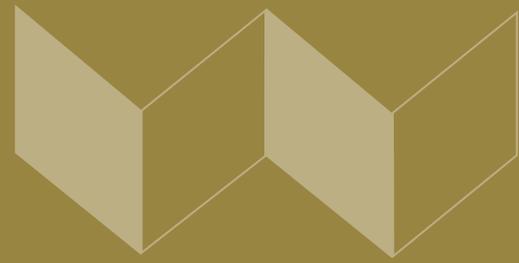
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PLANS: 112A & 112B



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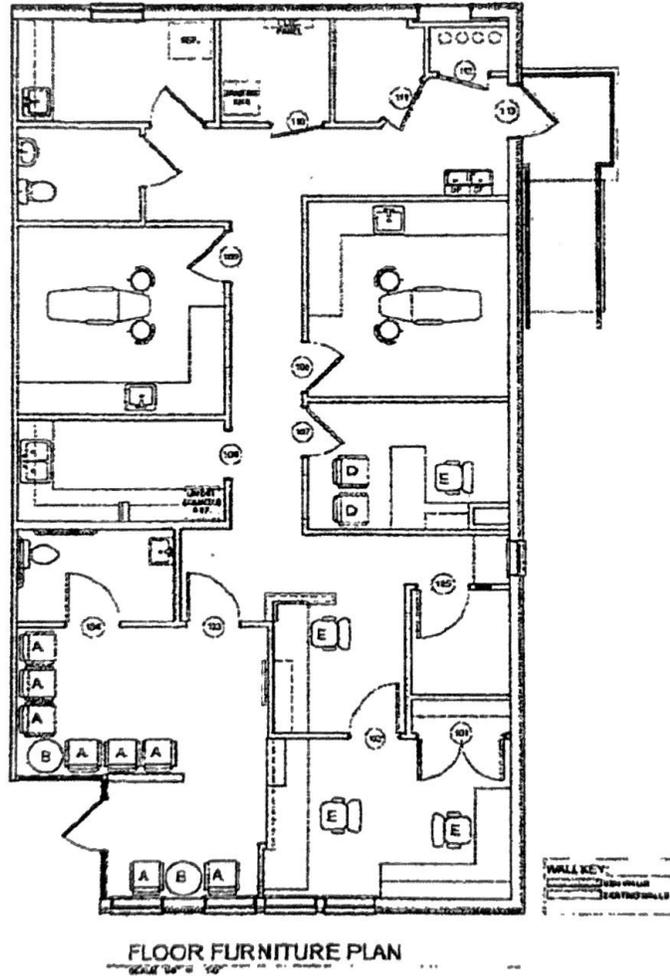
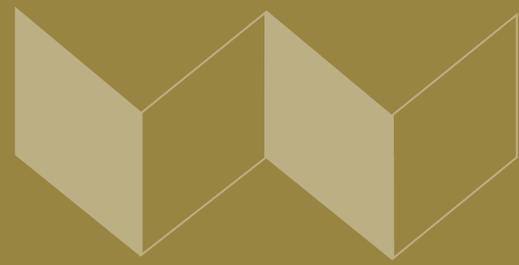
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PLANS: 112A & 112B



112B Houston Street

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AREA HIGHLIGHTS



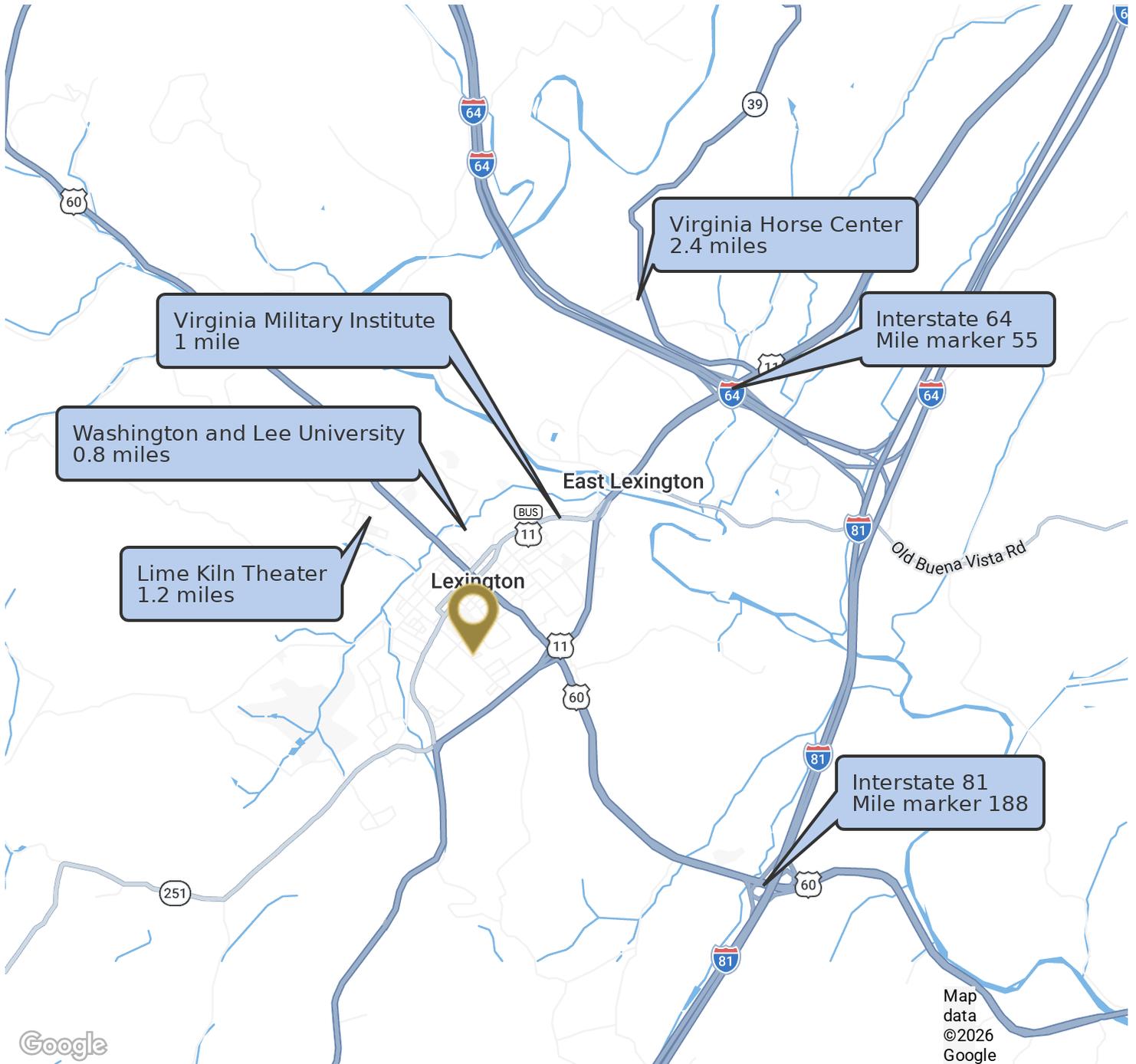
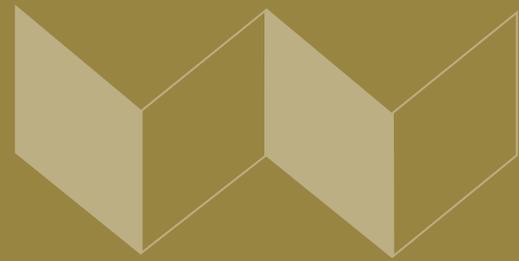
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REGIONAL MAP



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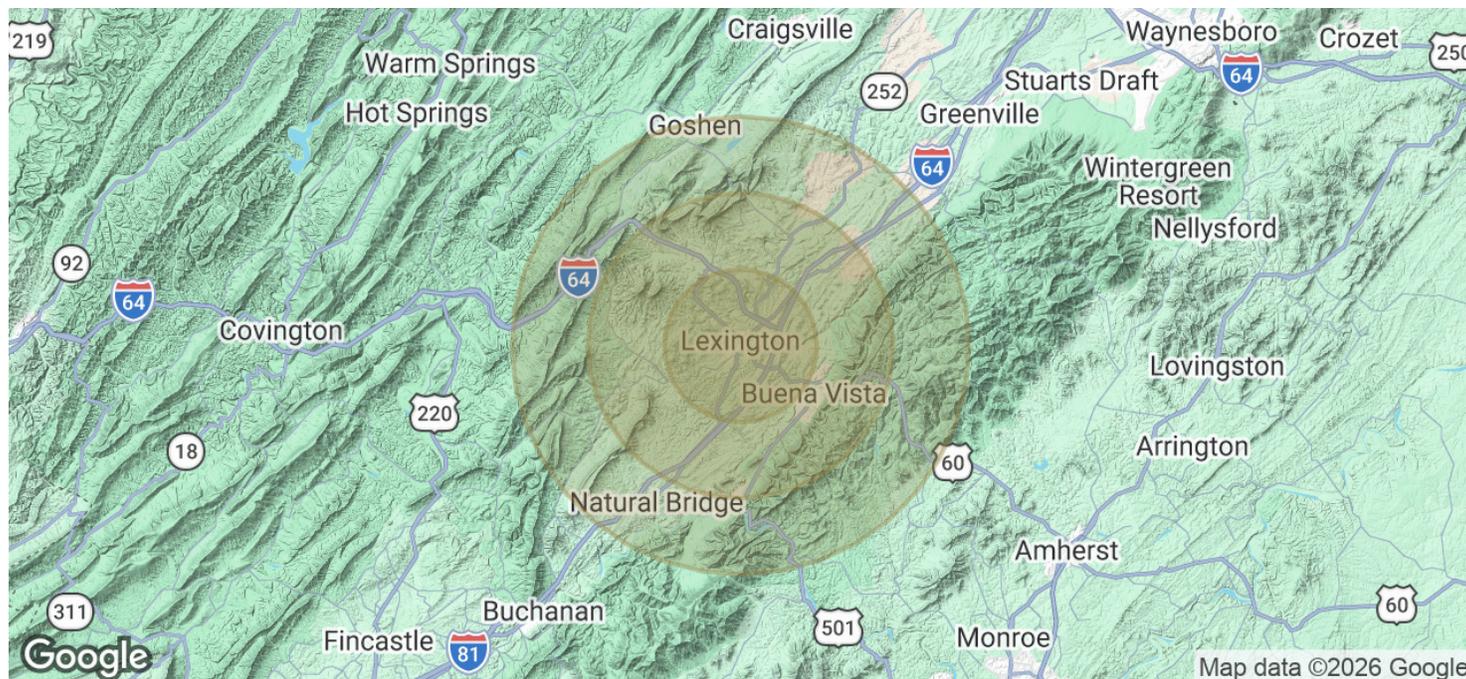
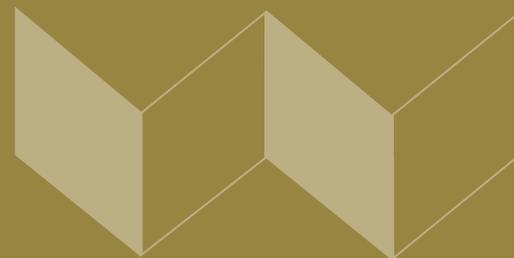
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,779	29,867	36,314
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,723	11,514	14,295
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$90,259	\$87,476	\$86,889
Average House Value	\$370,423	\$330,861	\$322,597

Demographics data derived from AlphaMap

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