

INCOME-PRODUCING PROFESSIONAL BUILDING IN FISHERSVILLE

30 Ladd Road, Fishersville, VA 22939



OFFERING SUMMARY

Sale Price: \$689,000

Lot Size: 0.6 Acres

Building Size: 3,332 SF

Zoning: GB

MLS#: 673972



PROPERTY OVERVIEW

Income-producing professional building in the heart of Fishersville's fast-growing commercial corridor. This historic c.1855 manor-style building has been well maintained and recently remodeled, featuring 9 individual professional suites. The property is fully leased (two-suites currently owner-occupied), offering immediate cash flow at an 8% cap rate. Positioned on 0.6 acres just off I-64, adjacent to high-traffic Sheetz and across from the 1M SF Amazon Fulfillment Center, the location provides strong visibility and tenant demand with localized appreciation upside or future adaptive reuse.

For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

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Additional Photos

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