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# PRICE REDUCED \$200K! AVAILABLE FOR SALE OR LEASE!

1518 Orkney Grade, Basye, VA 22810

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$20.00 PSF/Yr or \$3,500 Monthly NNN
Building Size:	4,218 square feet (2,100 SF For Lease)
Zoning:	Commercial
Lot Size:	0.81 Acres
Utilities:	Public Water Public Sewer Gas
Parking:	Private   Unpaved
MLS#:	654154 (Sale) 658668 (Lease)



### PROPERTY OVERVIEW

Price reduced by \$200K! This exquisite high-end restaurant, fully renovated down to the studs in 2018, is now available for purchase OR lease! Meticulously upgraded, including new plumbing, electrical, HVAC, roof, and a commercial-grade kitchen. First Floor: Commercial Kitchen, equipped with high-end restaurant equipment, fixtures, and furniture (majority convey). Two spacious dining areas with a total capacity of 220 people. Bar Area, perfect for a vibrant social scene or private events. Beautiful front and rear porches, ideal for outdoor dining and entertainment. Second Floor: Potential Wine Bar area to create an exclusive wine-tasting experience. Private Event Room to host special events with an elegant touch. Rear Porch adds an extra layer of charm and space for entertaining. Conveniently located near Bryce Resort and Orkney Springs Resort, attracting tourists and locals alike. Suitable for a variety of dining concepts and special events. Purchase the entire 4200+/- SF turnkey restaurant and building OR lease just the 2100 +/- SF first floor for \$3500 per mth and start your restaurant career today! Don't miss this unique opportunity to own OR lease a beautiful turnkey restaurant in the picturesque setting of Basye, VA.

### For More Information:

**Chad Dunham**  
540.246.6700  
chad.dunham@cottonwood.com

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**COMMERCIAL**  
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## Exterior Photos



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## Interior Photos



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## Aerial Photos



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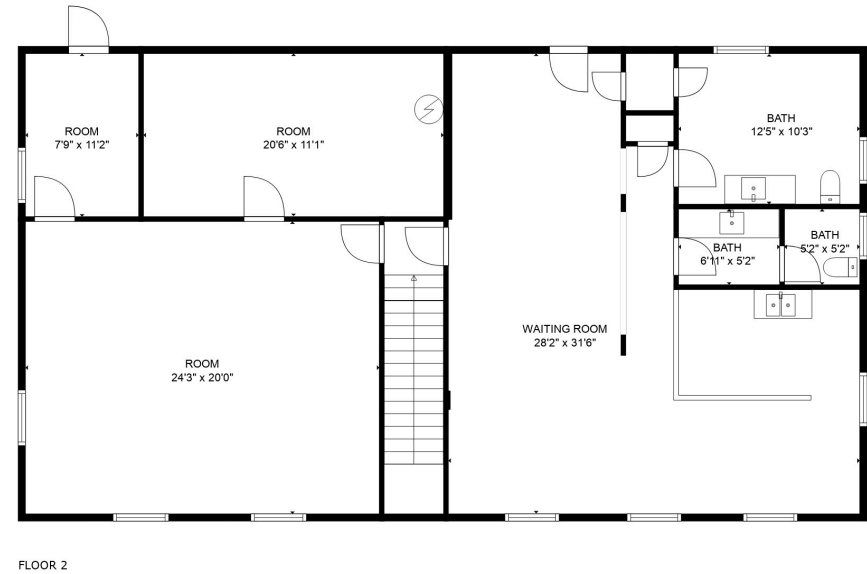
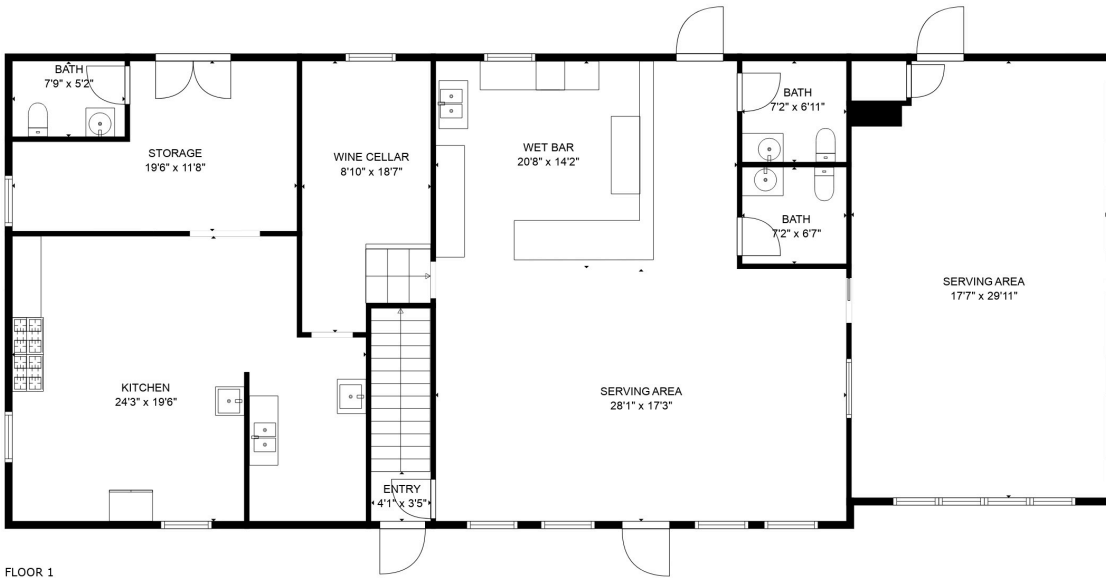
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**TOTAL: 3341 sq. ft**

FLOOR 1: 1542 sq. ft, FLOOR 2: 1799 sq. ft

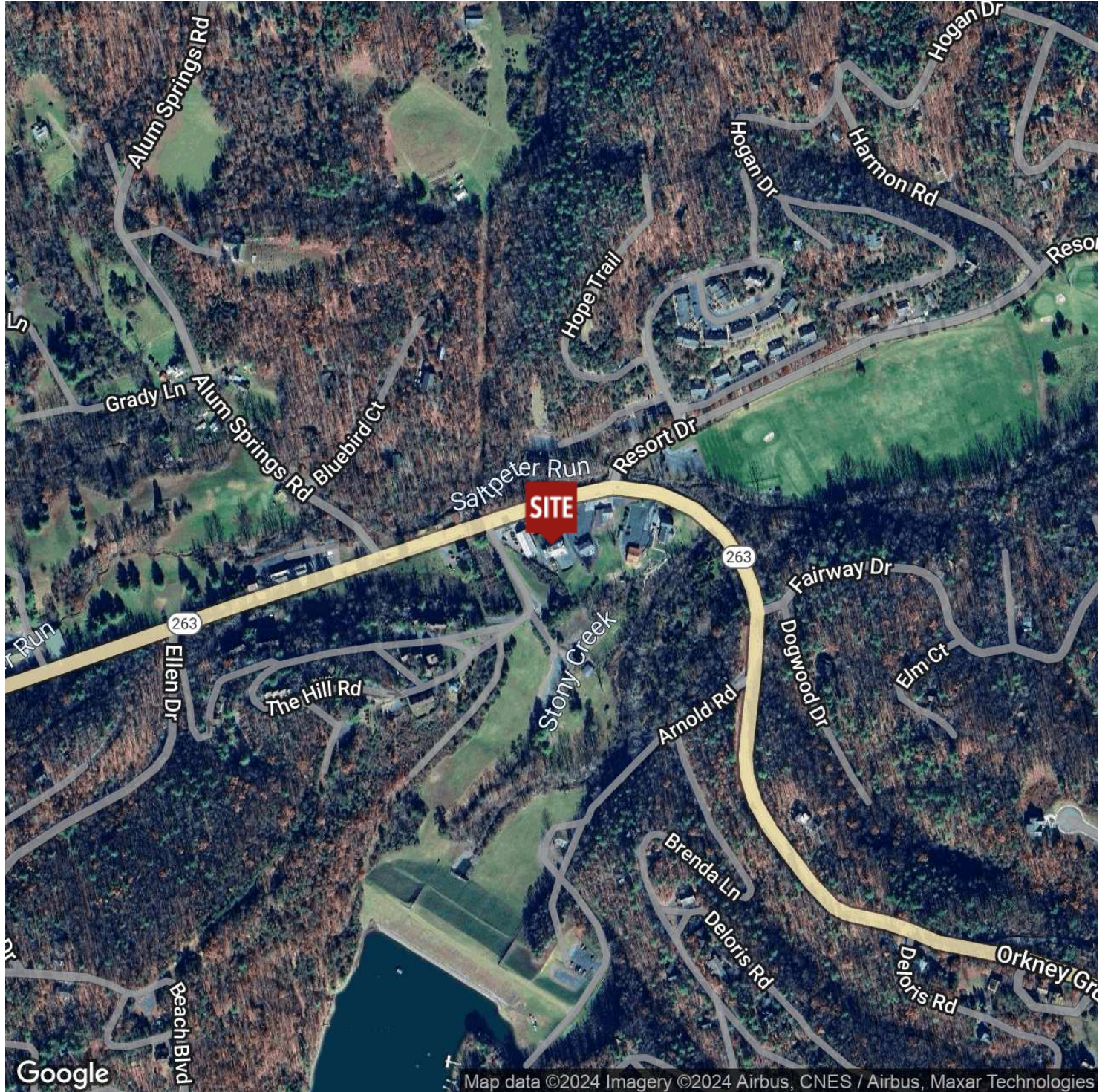
EXCLUDED AREAS: KITCHEN: 450 sq. ft, WINE CELLAR: 159 sq. ft, STORAGE: 183 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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