

# INVESTMENT OPPORTUNITY | NICE BUILDING IN HIGH TRAFFIC AREA

902 Richmond Avenue, Staunton, VA 24401

## Executive Summary



## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.13 Acres
Building Size:	3,425 square feet
Zoning:	I1
Utilities:	Public Water Public Sewer
Parking:	Paved   Striped
Signage:	Facade Roadside Pole
MLS#:	658132



## PROPERTY OVERVIEW

Well-maintained building in a high-traffic area with a lease in place through March 2025. Attractive option for a 1031 exchange. On a stoplight corner of Rt. 250 by Walmart, Lowes, and other major brands, only 1 mile from I-81 exit 222, 21,000 VPD. Currently set up as a retail storefront on the first floor with storage on the second floor. Second floor has a dedicated bay door and entrance. Off-street parking with side street overflow. New roof 2023, HVAC 2020. I1 Zoning (Light Industrial) allows for a variety of uses. Close proximity to Harrisonburg, Charlottesville, Roanoke.

### For More Information:

Chase Hoover  
540.480.1449  
chase.hoover@cottonwood.com

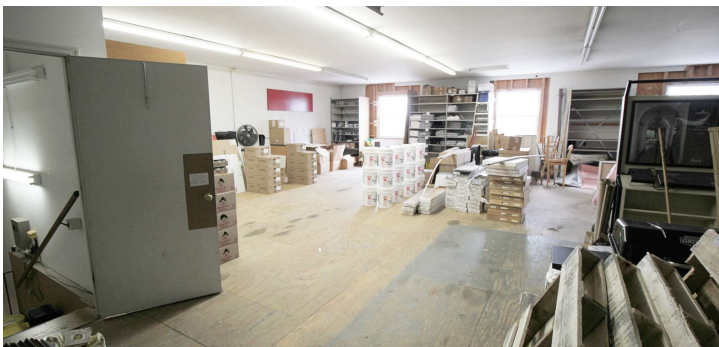
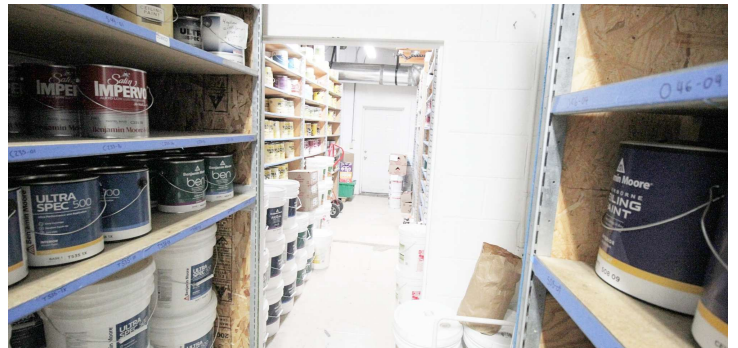
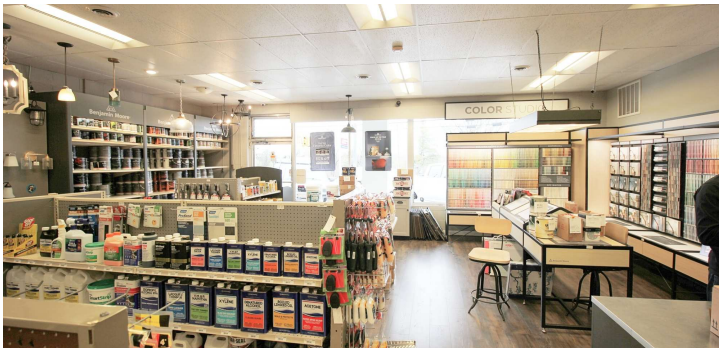
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## Additional Photos



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**SUBJECT  
PROPERTY**

**O'Reilly**

**Pizza Hut**

**Speedway**

**TOYOTA**

**MARTIN'S**

**CHIPOTLE**

**EconoLodge**

**KFC**

**Walmart**  
Save money. Live better.

**BURGER KING**

**LOWE'S**

**DOLLAR GENERAL**

**Goodwill**

**Kroger**  
**petco**

**GREENVILLE AVE**

**planet fitness**

**FOOD LION**  
**TJ-maxx**

**SHEETZ**  
**Bojangles**  
*Chick-fil-A*

**ALDI**

**Comfort SUITES**

**Fairfield**  
BY HARRIOTT

**tru**  
by Hilton

**STARBUCKS COFFEE**

**STAUNTON, VA (STA)  
TRAIN STATION**

**SUBJECT TO WINNER**  
Google Earth