

**FOR SALE**

**9-Unit Multifamily  
Portfolio in Hanover County**

13065 West Patrick Henry Road | Ashland, VA 23005



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

# PROPERTY HIGHLIGHTS

- › 9 Multifamily Units in Hanover County
- › 7 SFDs and 1 Duplex
- › Great Location near Hanover Country Club
- › Consisting of 3 tax parcels totaling 9.25 Acres
  - GPIN 7851-93-4664, 5.48 acres, 4 single-family homes
  - GPIN 7851-93-8421, 3.75 acres, 3 single-family homes, 1 duplex
  - GPIN 7851-93-1433, 0.02 acres, 0 homes
- › Current property management company is ready to continue services for a new owner
- › **Sale Price:** \$1,230,000
- › 2024 Net Operating Income: \$75,797
- › County planning department provided letter acknowledging condo conversion complies with state law and requires no special guidelines, restrictions, or limitations from the county. Attorney has drafted condo documents for such a conversion

## FOR MORE INFORMATION:

### ROBBIE BERNDT

Senior Associate

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### RYAN FANELLI

Senior Vice President | Partner

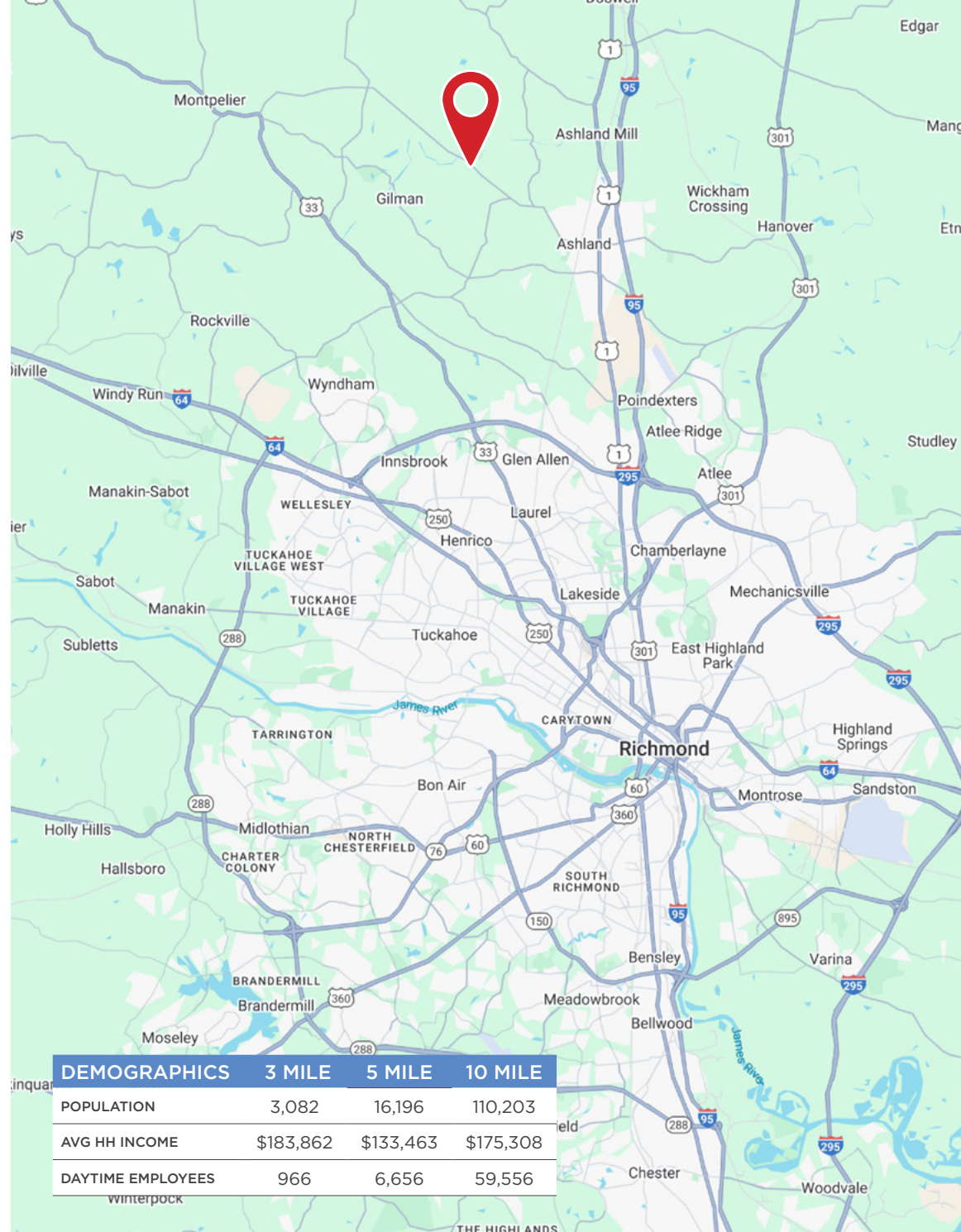
804-400-6163

rfanelli@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

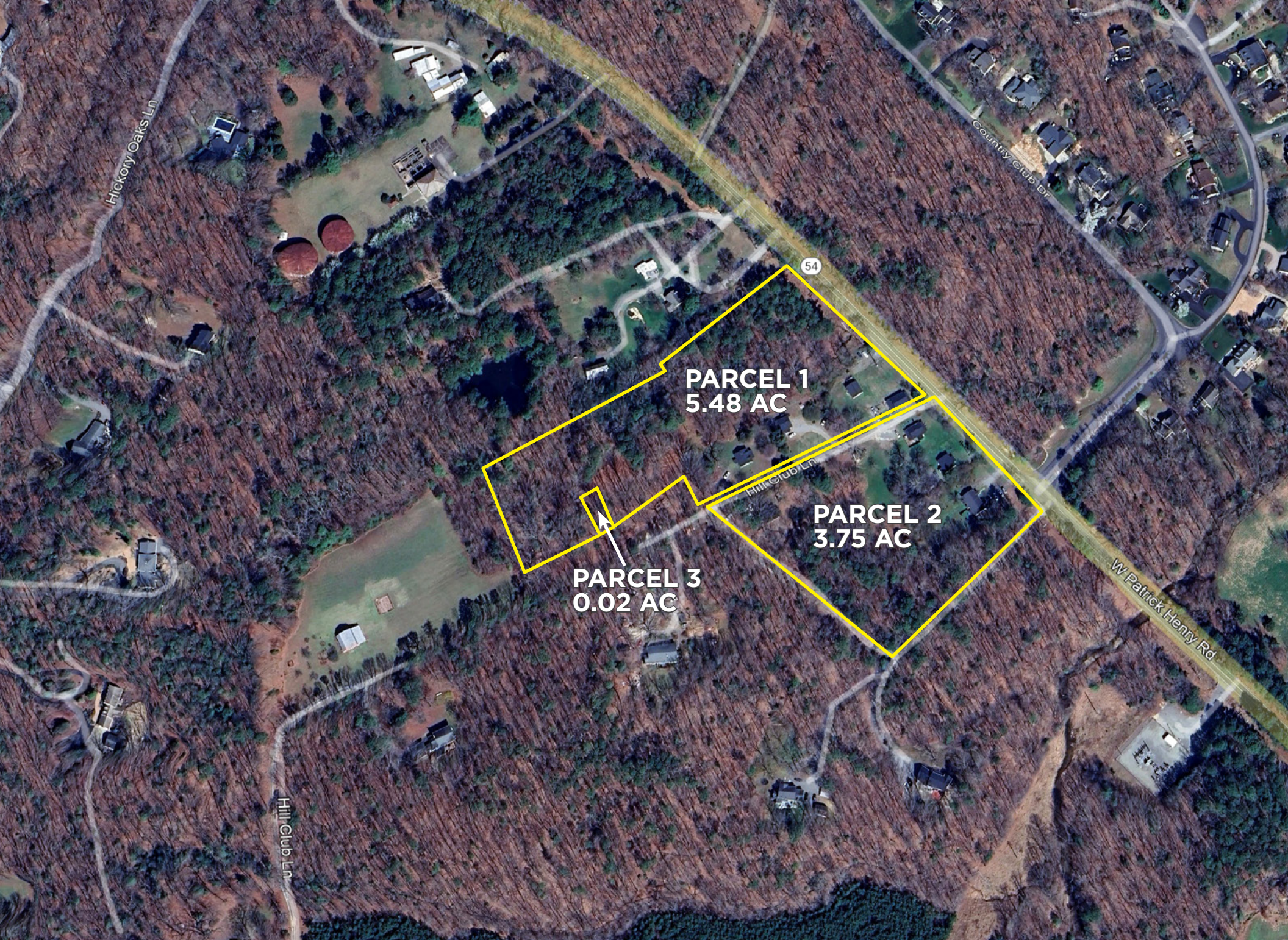


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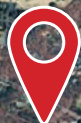








HANOVER  
GOLF CLUB



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