

# Hill House & The Old Bus Repair Shop

11947 & 11951 Lee Hwy • Sperryville  
\$559,000



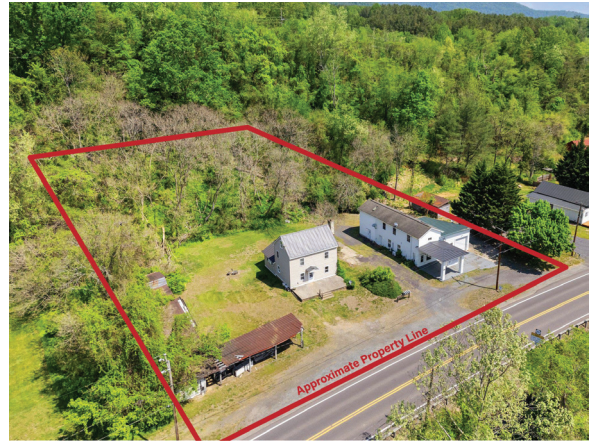
A very rare offering in Rappahannock County: 11947 & 11951 Lee Hwy, sold together, present an outstanding opportunity for multi-family rental income. The sale includes two structures containing **FOUR** grandfathered residential units, **ONE** commercial unit. Further upside can be realized by finishing unused spaces, bringing current rents to market rate and even rehabbing an old fruit stand on the property.

This investment opportunity sits on the highly traveled Rt 211: a major artery seeing 2 million + vehicles per year and opportunistically near the Thornton Gap entrance to Shenandoah National Park. The property is zoned Highway Commercial, allowing for a multitude of by-right uses including short term rentals, retail, food service and hospitality.

Property is served by electric, propane, private well, town sewer and high speed internet.

P&L available.

SHOWING BY APPOINTMENT ONLY. DO NOT DISTURB TENANTS.



Acres	Units
 1.3690	 5

## Property Facts at a Glance....

- Grandfathered Residential Units
- Zoned Highway Commercial
- 2 Million vehicles annually
- Exceptionally strong residential rental market

Robert Chapman  
Listing Agent

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37C Main Street • P.O. Box 550 • Sperryville, VA 22740  
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Robert  Chapman  
REAL ESTATE SERVICES



11951 Lee Hwy - Second Floor



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Rte 211 (Lee Hwy)

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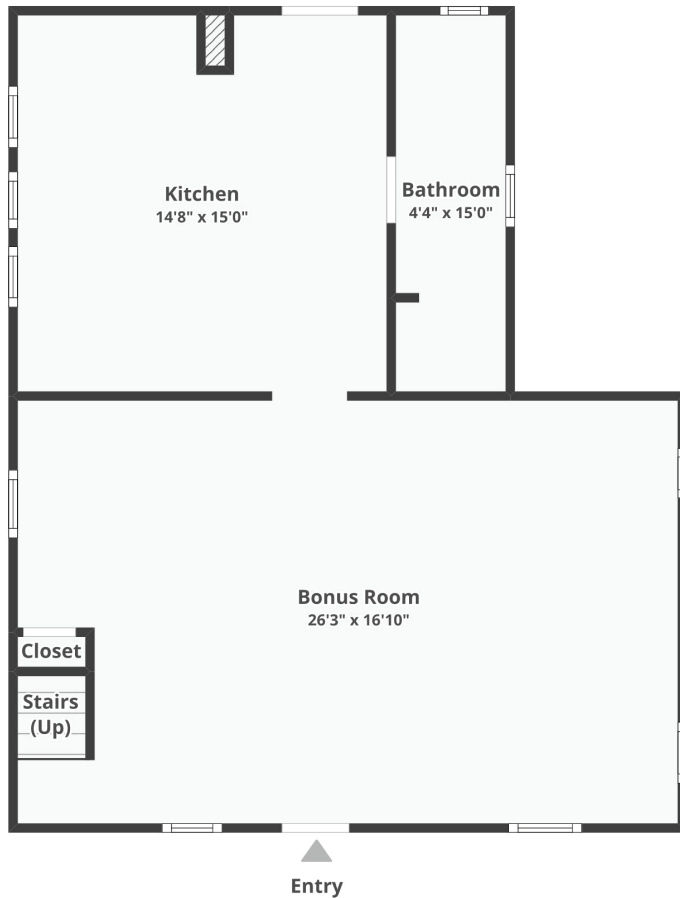
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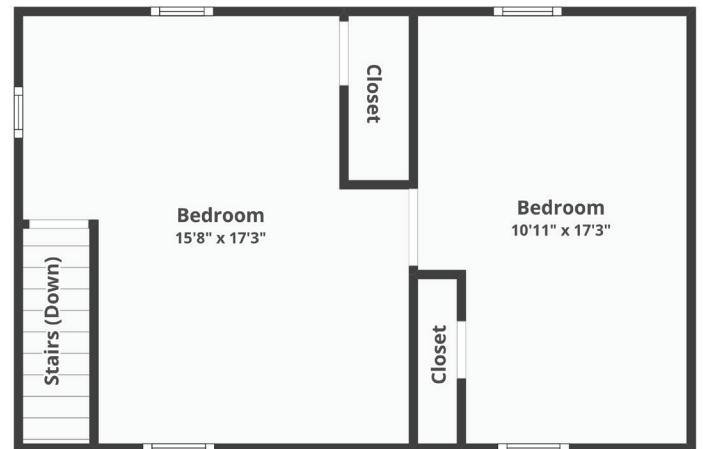
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