

## 7186 Opal Road Facts and Stats

1. Address: 7180 Opal Road, Warrenton, VA 20186, USA
2. Bank appraised at \$3,270,000 in 2021 – before further upgrades
3. The property has 8.3186 acres of land
4. Zoning:
  - a. Zoned: Commercial
  - b. Special Permit: Outdoor Training
5. Commercial lease:
  - a. All expenses paid by Landlord:
    - i. Land tax
    - ii. Utilities and power
    - iii. Insurance
    - iv. Repairs and maintenance
    - v. Internet and communications
  - b. \$8,607.46 monthly Tenant fee payments
  - c. On-site property management (day-2-day) included
  - d. Tenant agreement lasts till 2028+
  - e. Already fully furnished
6. 20,000 square feet of building construction permitted
  - 11,218 current property construction
  - 8,782square feet of available additional construction
7. Parking for 47 vehicles
8. Internet: Comcast high-speed

## Property Infrastructures

### **Main Building**

The main building has:

- 9,310 square feet
- 250 conference / training capacity
- Staff / visitor drain field capacity of 50+
- 12 separate offices:
  - Two are multi-staff office areas housing 4 to 6 work areas
- 1 reception area
- Male and female bathrooms with showers
  - Male:
    - 2 cubicles
    - 2 urinals
    - Shower
  - Female:
    - 4 cubicles
    - Shower
- Kitchen area:

- Sink
- Water fountain
- Dish washer
- Fridge
- Cupboards
- Emergency generator for conference space
- Securable storeroom
- Mechanical / IT and server room
- Mechanical / utilities room with washer/dryer
- Outdoor rest / BBQ area.

The 250-capacity training area has been designed to allow for a redesign into multiple office spaces with multiple large bay windows and power sources.

### **Garage / Second Office**

1,908 square feet

Parking