

FOR SALE

THE HERITAGE HOUSE UNIT #5

7319 Martin Street Unit #5 Gloucester, VA 23061



INCOME PRODUCING PROPERTY!

Excellent opportunity to own an income producing condo in a thriving professional building. Credit tenant (Sentara Hospital) has occupied the space since 2023.

INVESTMENT HIGHLIGHTS

- Fully Leased to credit tenant (Sentara Hospital) through 2029
- Minimal Landlord responsibilities
- Rent revenues = \$16,588 per year
- Condo Fees + RE Taxes (Paid by Landlord) = \$4,409/year
- Building Exterior renovated in 2025
- Unit Interior renovated in 2023
- HVAC replaced in 2021

OFFERING SUMMARY

Sale Price:	\$228,000
Unit #5 SF	1,265 SF
Price PSF	\$180/SF
Building Size:	5,000 SF
Annual NOI:	\$12,178
Cap Rate:	5.3%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	319	857
Total Population	276	866	2,287
Average HH Income	\$101,631	\$99,630	\$104,149

James Kourmadas
(708) 476-1995

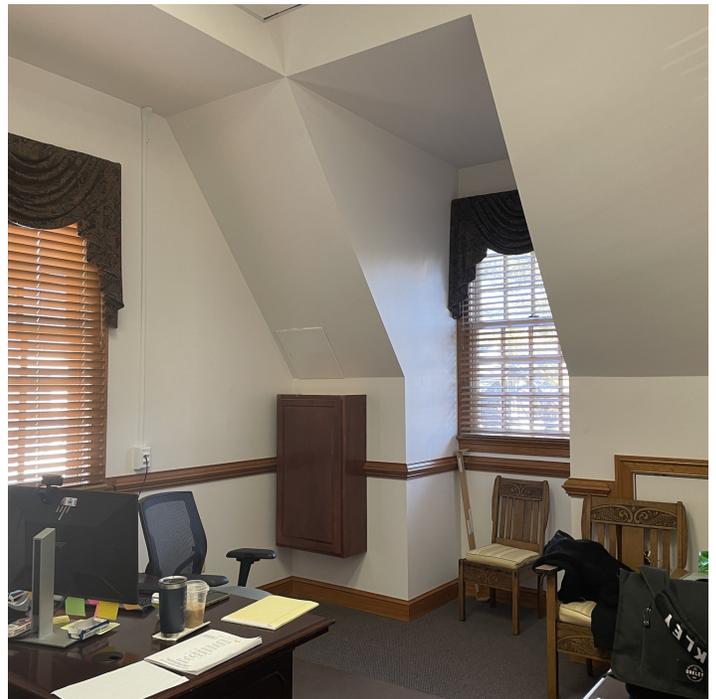


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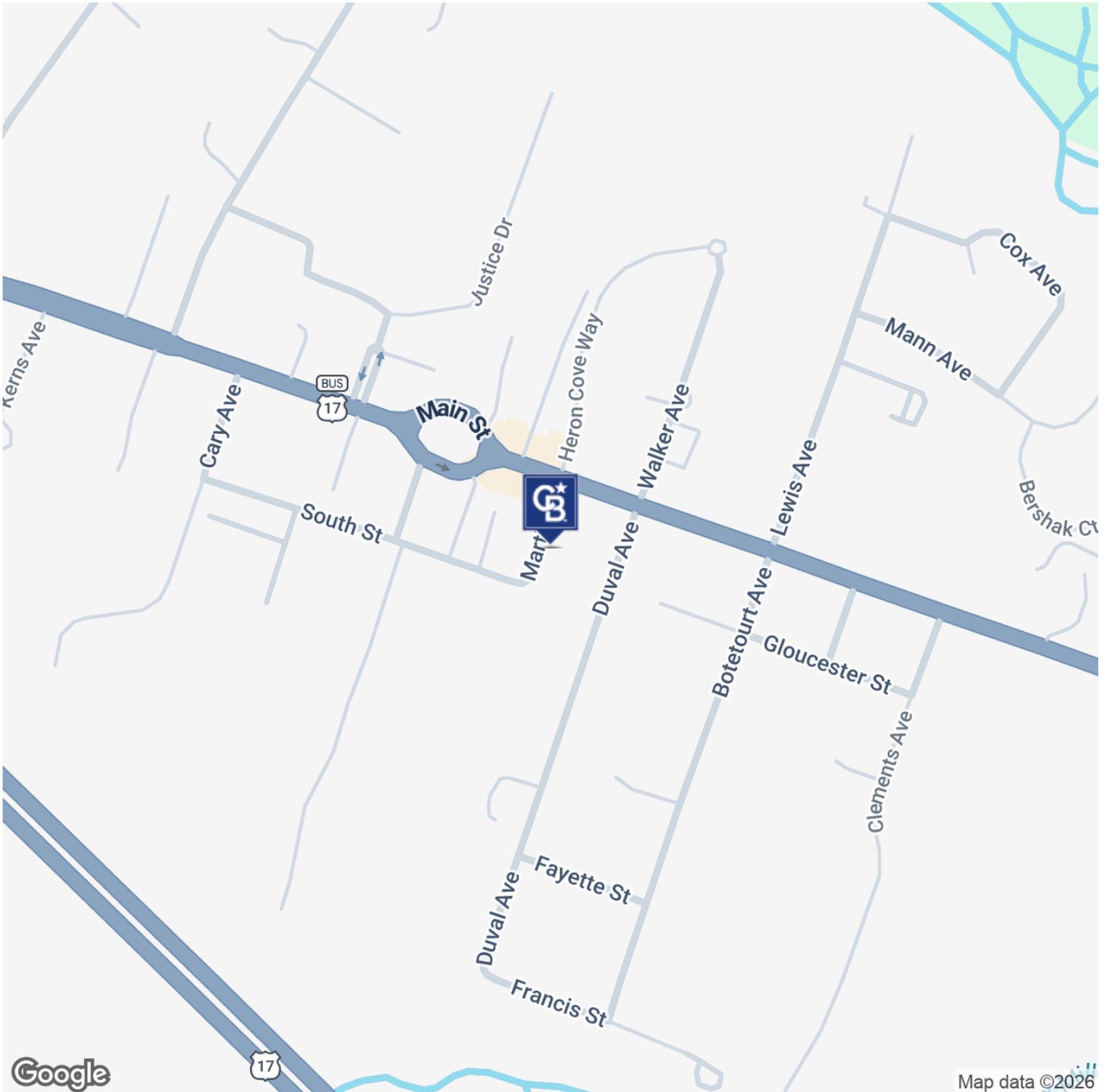


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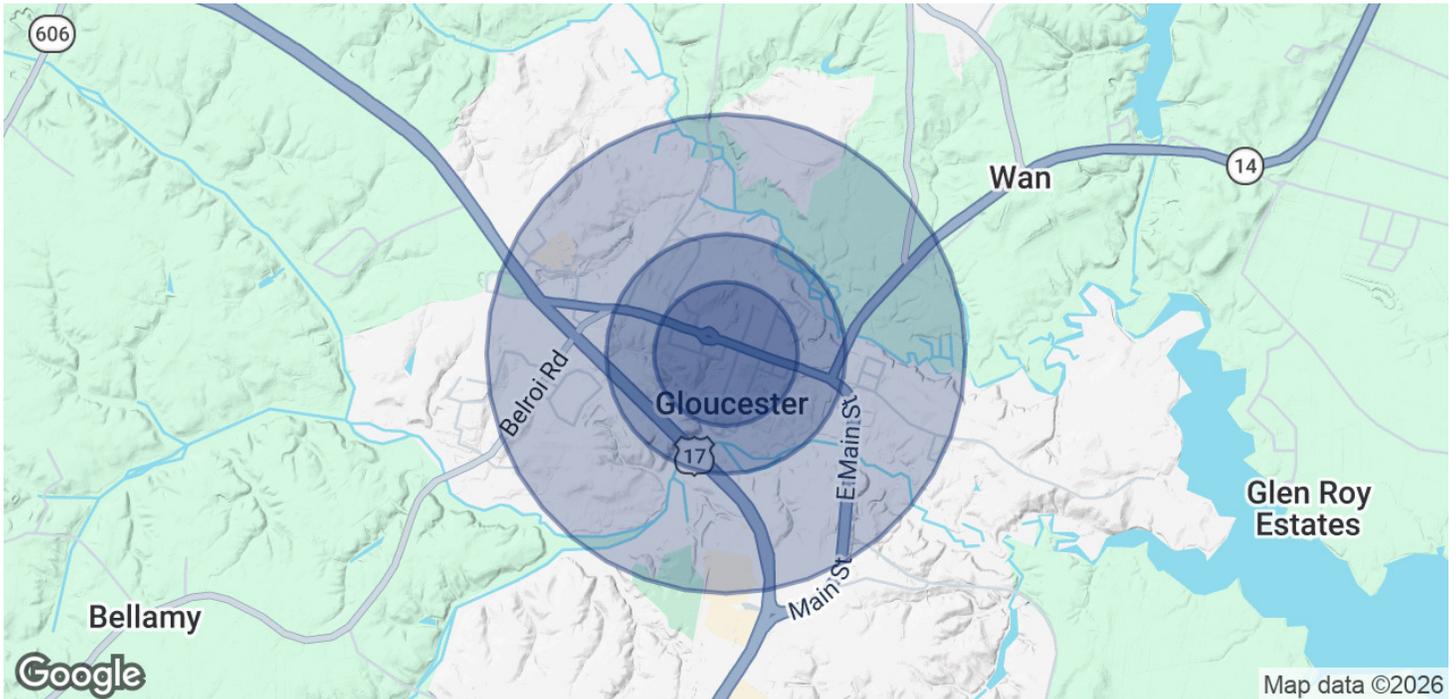


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	866	2,287
Average Age	48	49	48
Average Age (Male)	46	47	46
Average Age (Female)	51	51	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	319	857
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$101,631	\$99,630	\$104,149
Average House Value	\$412,390	\$412,357	\$409,666

Demographics data derived from AlphaMap

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