

**FOR
SALE**

EXCELLENT VISIBILITY

Office/Warehouse Investment

151 Baker Street | Emporia, VA 23847



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

VACANT LOT AND WAREHOUSE NOW INCLUDED IN SALE

- › Affordable investment opportunity in Downtown Emporia
- › 1,987± SF office building
1,150± SF warehouse building
0.13± AC vacant lot
- › Roof repainted in 2023
- › HVAC - mini split units installed in 2019
- › Office building built in 1950, renovated in 1980
- › Excellent visibility with signage opportunity
- › Parking at rear of building
- › Leased until February of 2026 at \$1,700/month gross
- › SALE PRICE: \$140,000

FOR MORE INFORMATION:

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



▲ OFFICE BUILDING 1,987+ SF

▼ WAREHOUSE BUILDING 1,150+ SF

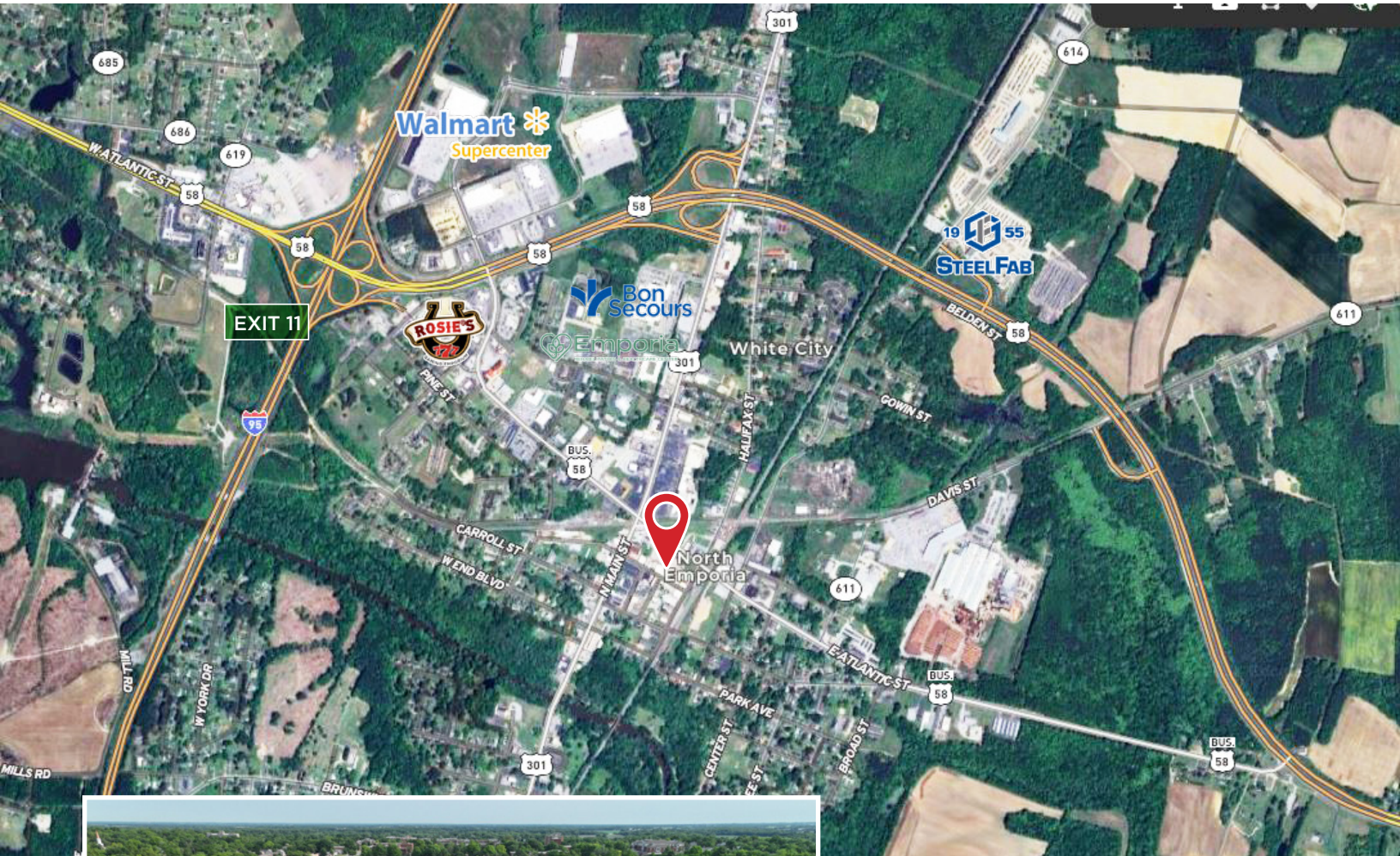


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MARKET OVERVIEW

EMPORIA SNAPSHOT

Strategically located with crossroads of Interstate 95 and U.S. Routes 58 and 301, Emporia is a rapidly emerging commerce and industry center. The city sees an average of 60,000 vehicles daily with an average daytime population of over 12,000.



SURROUNDING RETAIL



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