



## Countryside Apartments

14694 Wallace Pike, Abingdon, VA 24210



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# Countryside Apartments

\$1,495,000

This is a rare Multi Unit Property:

4 units - one bedroom 1 bath Avg 548 SF

5 Units - 2 Bedroom 1 & 1/2 Bath Avg 1,040 SF

1 Unit - 2 Bedroom 2 Bath Avg 1040 SF

1 Residence Free Standing - 3 Bedroom 2 Bath,  
Separate Hot Tub Spa Room 1,848 SF

Total 3 Buildings 11 units All units were renovated New  
Flooring and Fixtures and appliances in all units in  
2023.

On 2.76 Acres with a fishpond and creek on the  
property. Room to expand.

We have a high demand for our apartments  
COUNTRYSIDE APARTMENTS ARE NEAR THE  
CLEAR CREEK GOLF COURSE IN A QUIET  
COUNTRY SETTING LOCATED ON 2.76 ACRES.  
WE ARE MINUTES FROM EXIT 7 OFF I 81. NEAR  
LINDEN SQUARE SHOPPING CENTER, OLD  
DOMINION...

- Close to Shopping, Golf Course, Hardrock Casino, on 2.76 Acres of open space
- County Living, Open Space with Creek and fishpond
- All units recently refurbished new fixtures, flooring, paint, and appliances



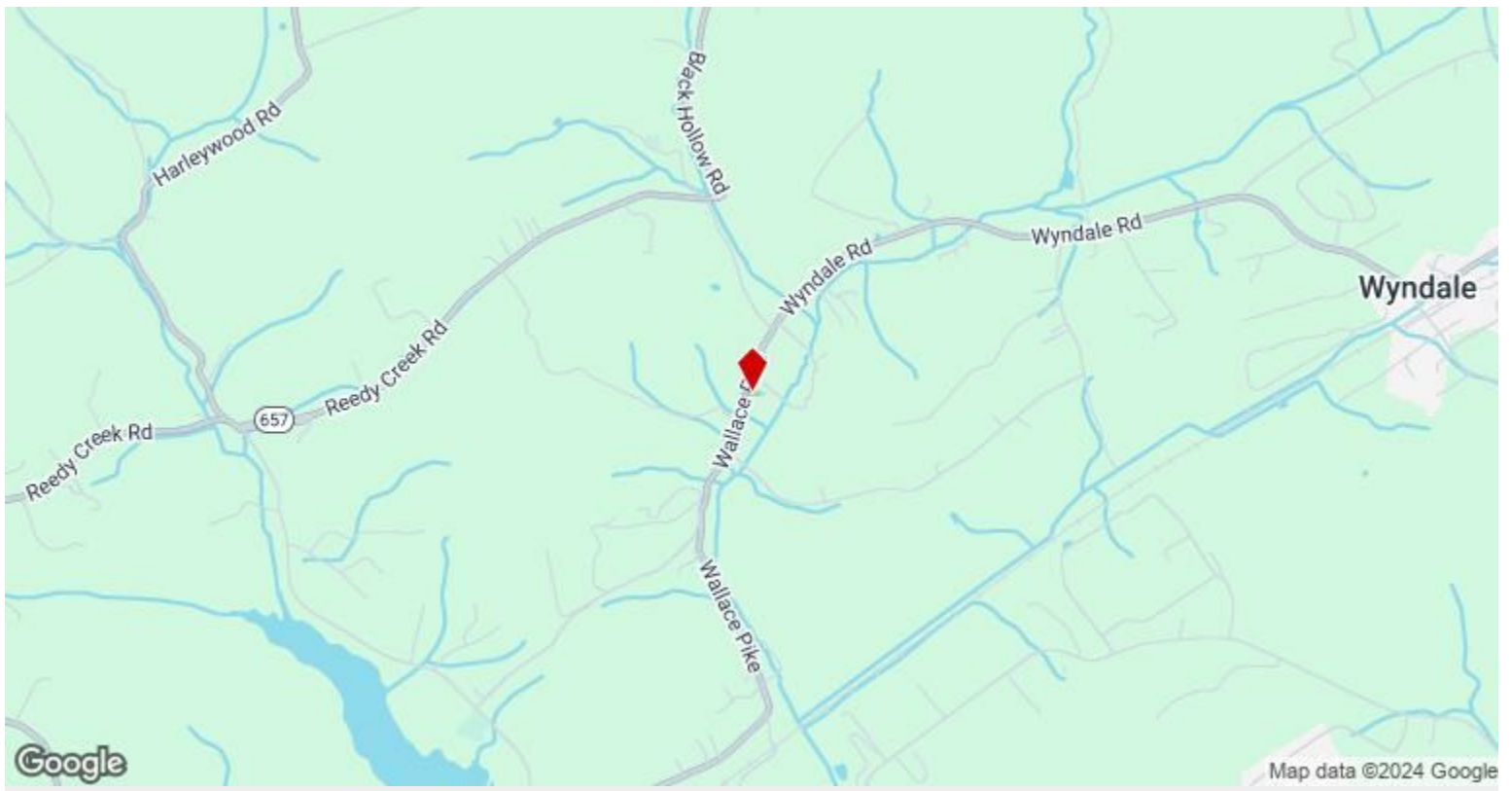
|                        |               |
|------------------------|---------------|
| Price:                 | \$1,495,000   |
| No. Units:             | 11            |
| Property Type:         | Multifamily   |
| Property Subtype:      | Apartment     |
| Apartment Style:       | Townhome      |
| Sale Type:             | Investment    |
| Cap Rate:              | 9.66%         |
| Lot Size:              | 2.76 AC       |
| Gross Building Area:   | 10,280 SF     |
| Sale Conditions:       | 1031 Exchange |
| Gross Rent Multiplier: | 7.35          |
| No. Stories:           | 2             |
| Year Built:            | 1979          |
| Parking Ratio:         | 1.46/1,000 SF |
| Zoning Description:    | Multi Family  |

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## Unit/Room Mix Information

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| Description | No. Units | Avg. Rent/Mo | Sq. Ft |
|-------------|-----------|--------------|--------|
| 2+2         | 5         | \$1,000      | 1,040  |
| 1+1         | 4         | \$700.00     | 548    |
| 3+2         | 1         | \$2,500      | 1,848  |
| 2+2         | 1         | \$1,400      | 1,040  |



**14694 Wallace Pike, Abingdon, VA 24210**

# Property Photos



Grounds



Frontage

# Property Photos



Back yards



Creek

# Property Photos

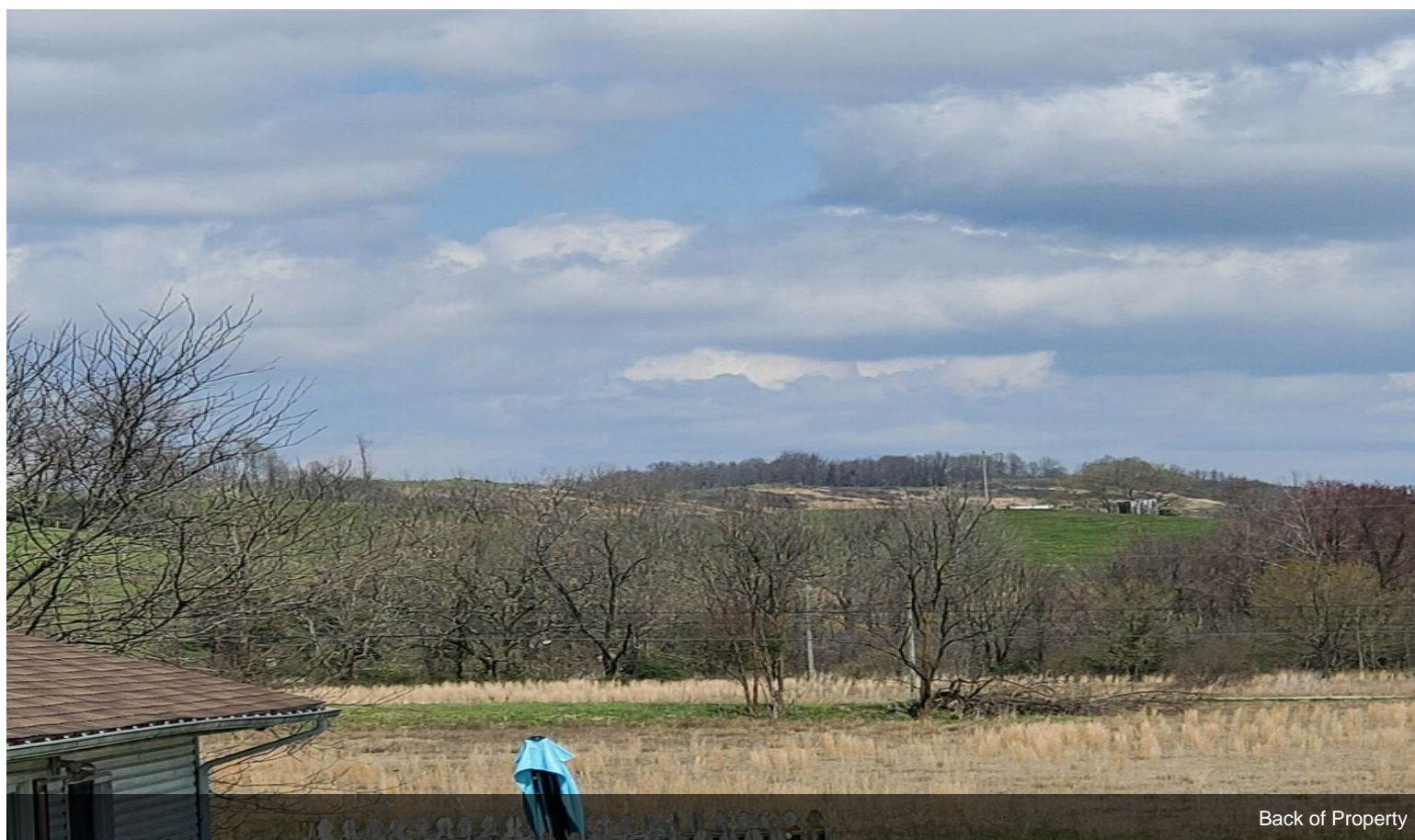
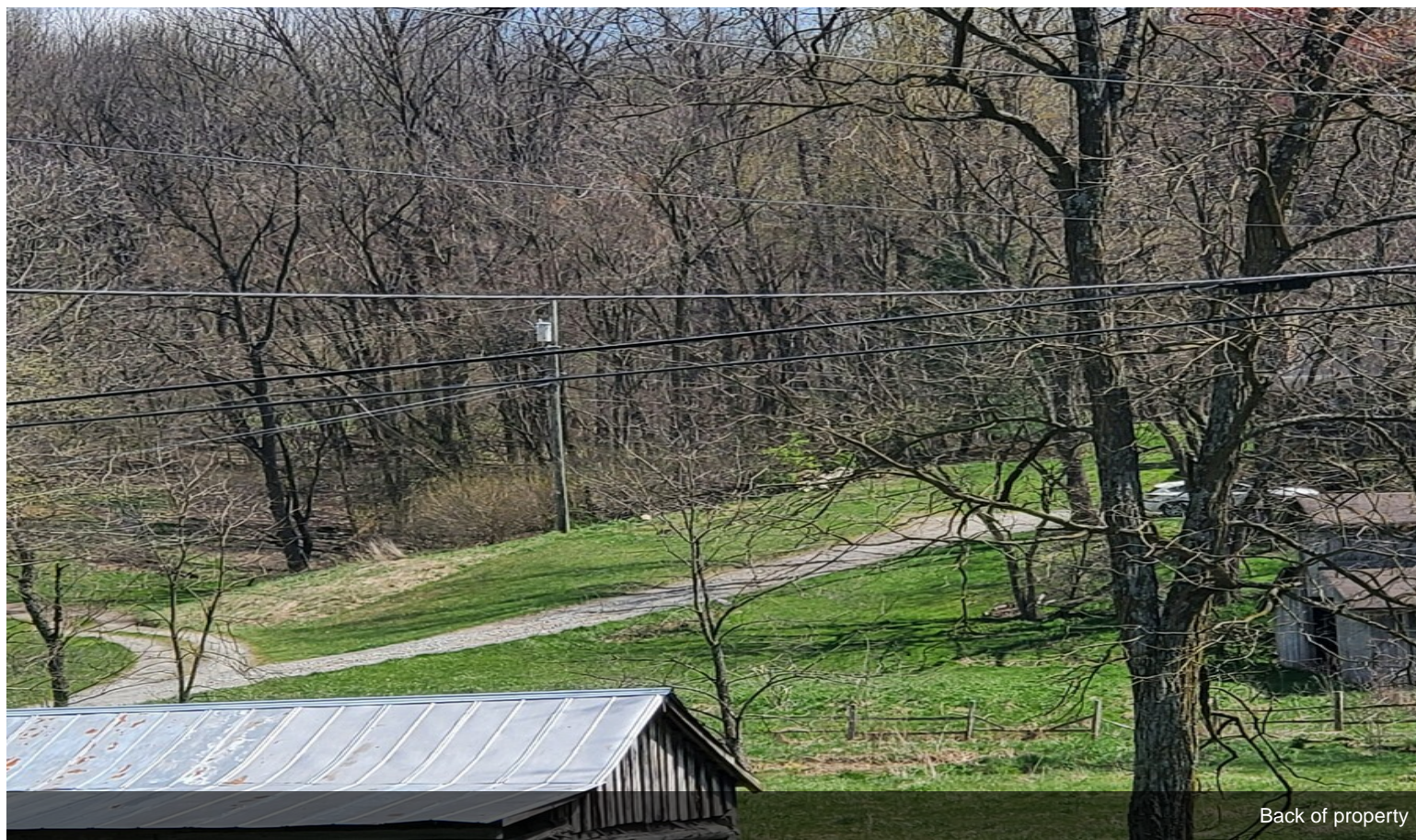


Fish Pond



View from Deck

# Property Photos





# Property Photos



Fish pond



One Bedroom Bath

# Property Photos

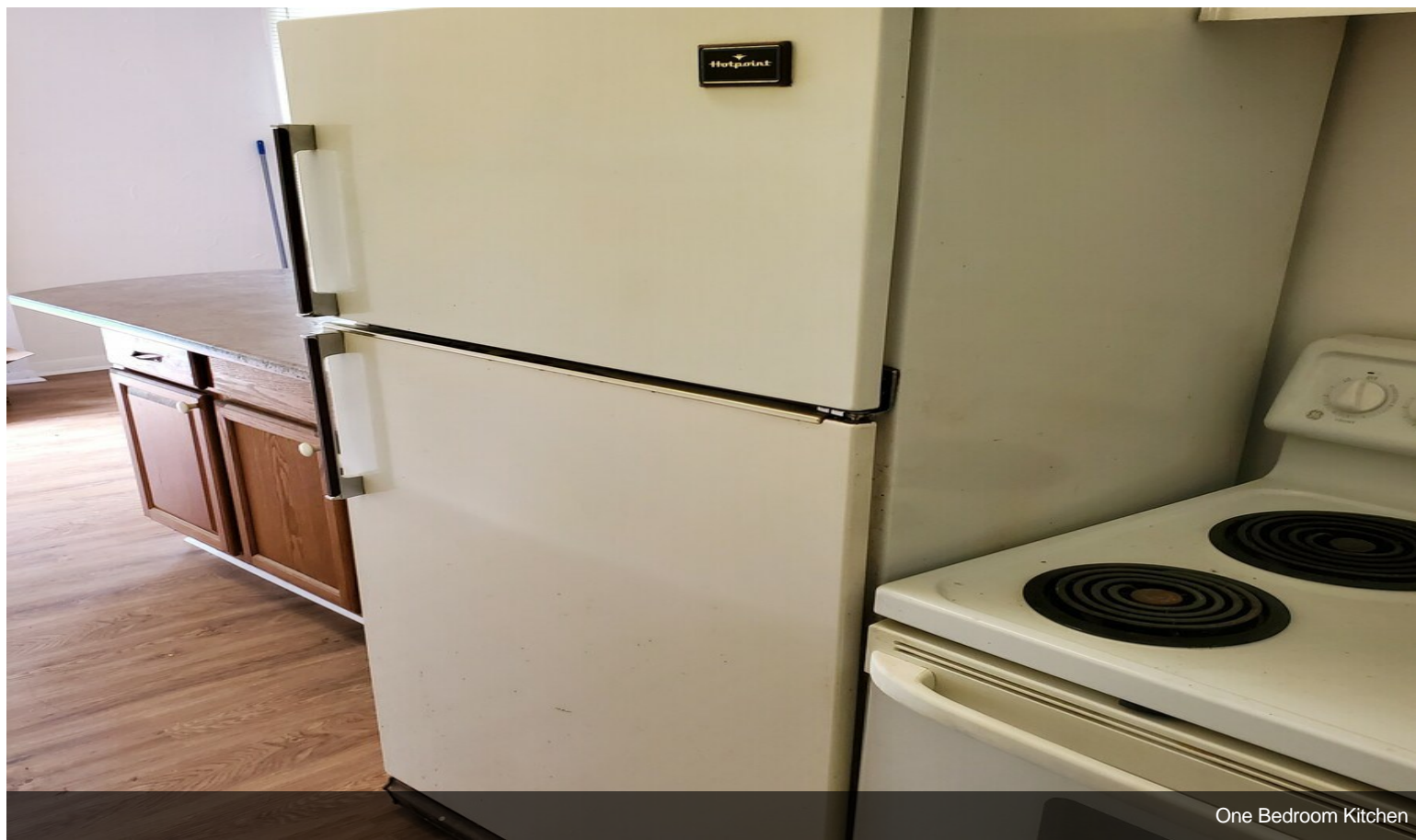


One Bedroom



One Bedroom hallway to living room

# Property Photos



One Bedroom Kitchen



One bedroom Kitchen

# Property Photos



One Bedroom



One Bedroom Living room

# Property Photos



2 Bedroom Bedroom #2

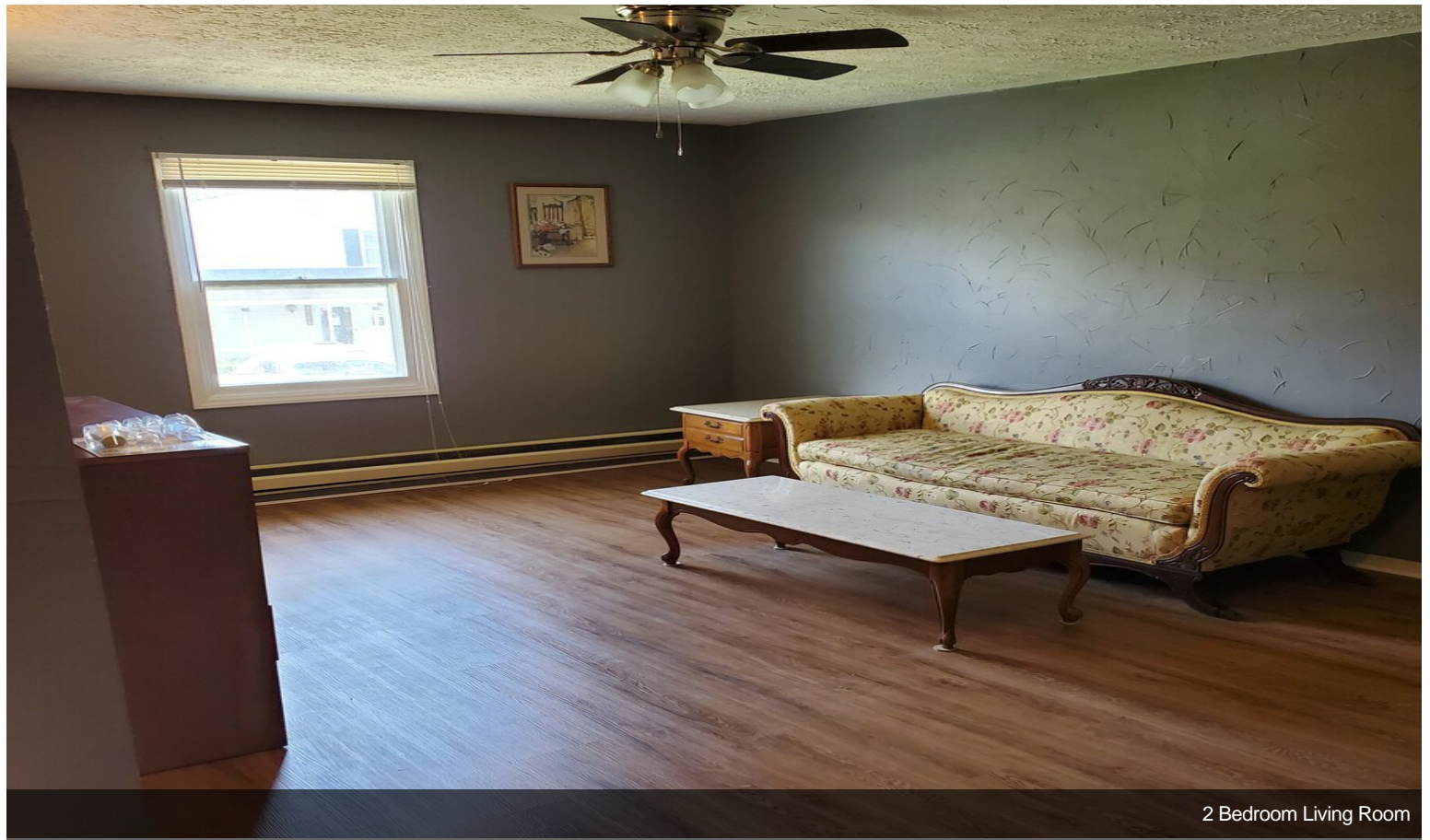


2 Bedroom Bathroom 1

# Property Photos



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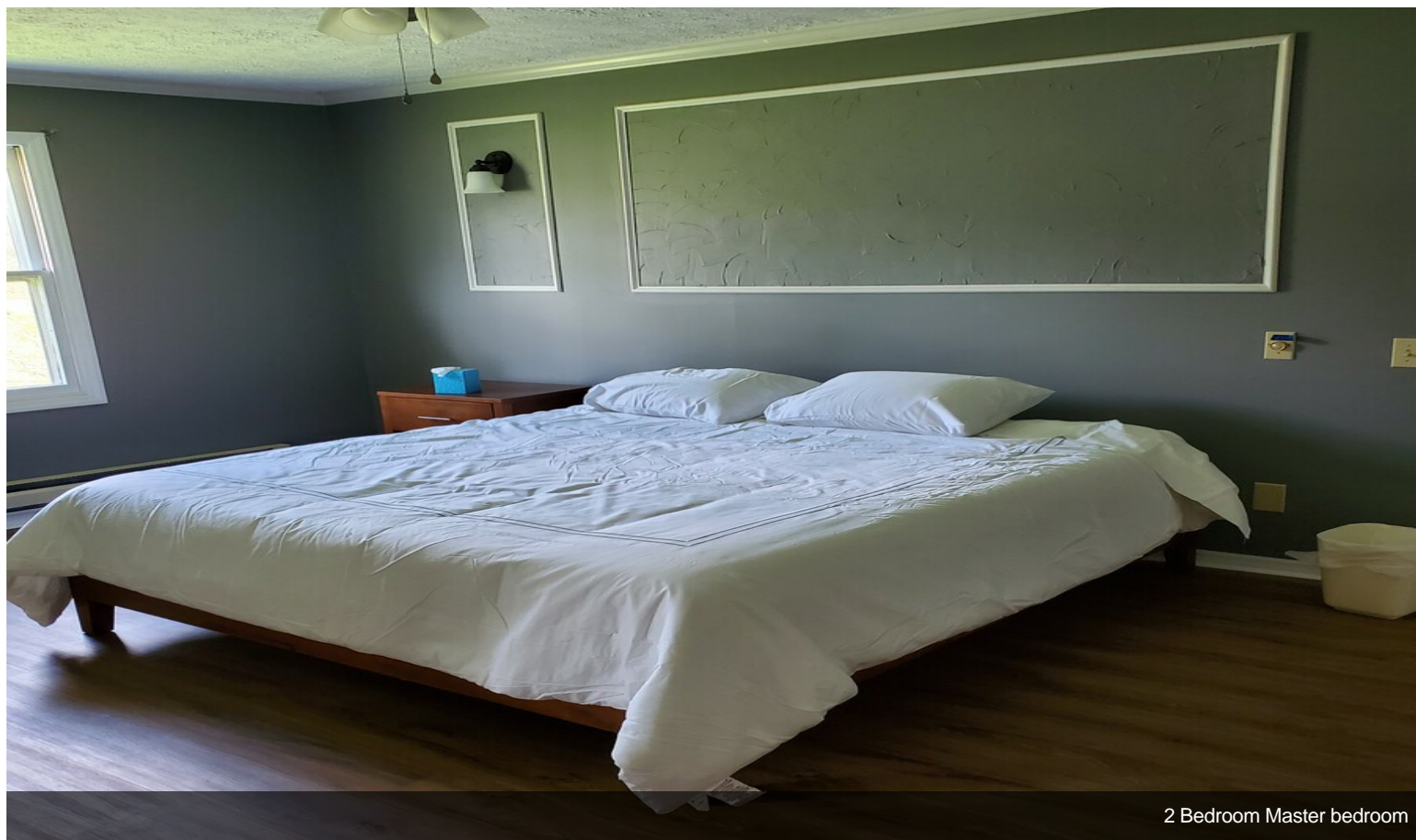


2 Bedroom Living Room



2 Bedroom Bath #1

# Property Photos



2 Bedroom Master bedroom



2 Bedroom Kitchen



# Property Photos



2 Bedroom Kitchen



2 Bedroom dining room