

Commercial Sales - Building



MLS #	652082	Statu	ACT	List Price	\$1,578,000
Address	202 FRONT ST COEBURN VA 24230	Original Price		BldgSF	8400
Area	216 Wise	Lease?		Lease MLS#	N
Project Name		# of Acres			1.73
Location		Type		Zoning	Building B-2 Genera
Parking	Private 11+ Spaces				
Use Options	Retail				
Taxes	\$5,012.00 / 2023				
Parcel ID	R005272				
Legal Desc	Parcel # R-005272 Wise County, Va Containing 1.738 acres				
Update Date	4/23/2024	Kickout?			
DOM/CDOM	3 / 3				

Directions

Public Remarks 7.5 cap rate. Leased to Family Dollar with 6 5 year terms beginning July 1st, 2024. 1st term rent is 9945.85/mo. Landlord maintains the exterior and structure components. 31 parking spaces.

Agent Remarks

Construction Masonry	Floor Construction Concrete
Use Options Retail	Parking Private 11+ Spaces

Highlight 1	# of Spaces	Distressed: Auction
Highlight 2	# of Units 1	Distressed: Lender-Owned
Highlight 3	# of Stories 1	Distressed: Short Sale
Highlight 4	# Seats if Restaurant	

Sales Price	Contract Date	Closed Date
How Sold	Sale Notes	
Selling Agent	Selling Office	
Co-Selling Agent	Co-Selling Office	

List Office 210 Old Dominion Realty Inc	540-433-2454	Occ By Tenant
List Agent Michael Pugh	Cell: 540-383-5116	List Agent - License ID 0225107646
Co-Off	Co-Agt	Show Call Agent
BA 2.50 %	Commission minus Closing costs Y/N	
LkBx N	LkBxDt	LD 4/23/2024 ED 10/4/2024
Docs	LkBxLoc	LstSrv
	LxBxSer#	

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and its accuracy is Prepared by Joy Williams of Old Dominion Realty Crossroads on 04/26/2024