

FOR SALE

MULTI-UNIT INVESTMENT OPPORTUNITY
MIXED USE WITH AUTOMOTIVE REPAIR

11200

Catharpin Road

SPOTSYLVANIA, VA 22553



SPECIFICATIONS

Lot Size:	2.76 Acres
Price:	\$1,100,000
NOI:	\$81,945
Units:	5

INVESTMENT SUMMARY



Spotsylvania County, VA
Fredericksburg Region

MARKET



5 Units

IMPROVEMENTS



11200 Catharpin Rd.
Spotsylvania, VA

LOCATION

THE OFFERING

Current NOI: **\$81,945**

Pro Forma NOI: **\$116,145**

Unit Size: House 1: 3bd / 2ba
House 2: 2bd / 1ba
House 3: 3bd / 1ba
Lower Shop: 1,300 SF
Top Shop: 1,950 SF

Lease Type **Flat Rate + Utilities**

Occupancy: **100%**

Lot Size **2.76 AC**

Property Type **Commercial / Residential**

HIGHLIGHTS

Located off Catharpin Rd. in Spotsylvania

5 unit property that requires low maintenance

Fully leased providing strong cash flow

Mix of residential homes and commercial buildings

Potential to enhance income through rent increases

RENT OVERVIEW



House #2
3bd/2ba
Rent - \$1,300/month
Expiration - April 26

House #3
2bd/1ba
Rent - \$900/month
Expiration - April 26

Top Shop
65x30 ~1,950 SF
Rent - \$1,500/month
Expiration - Aug 27

House #1
3bd/2ba
Rent - \$2,000/month
Expiration - July 26

Lower Shop
50x 26 ~1,300 SF
Rent - \$2,900/month
Expiration - Aug 28

Lot Lines are approximate

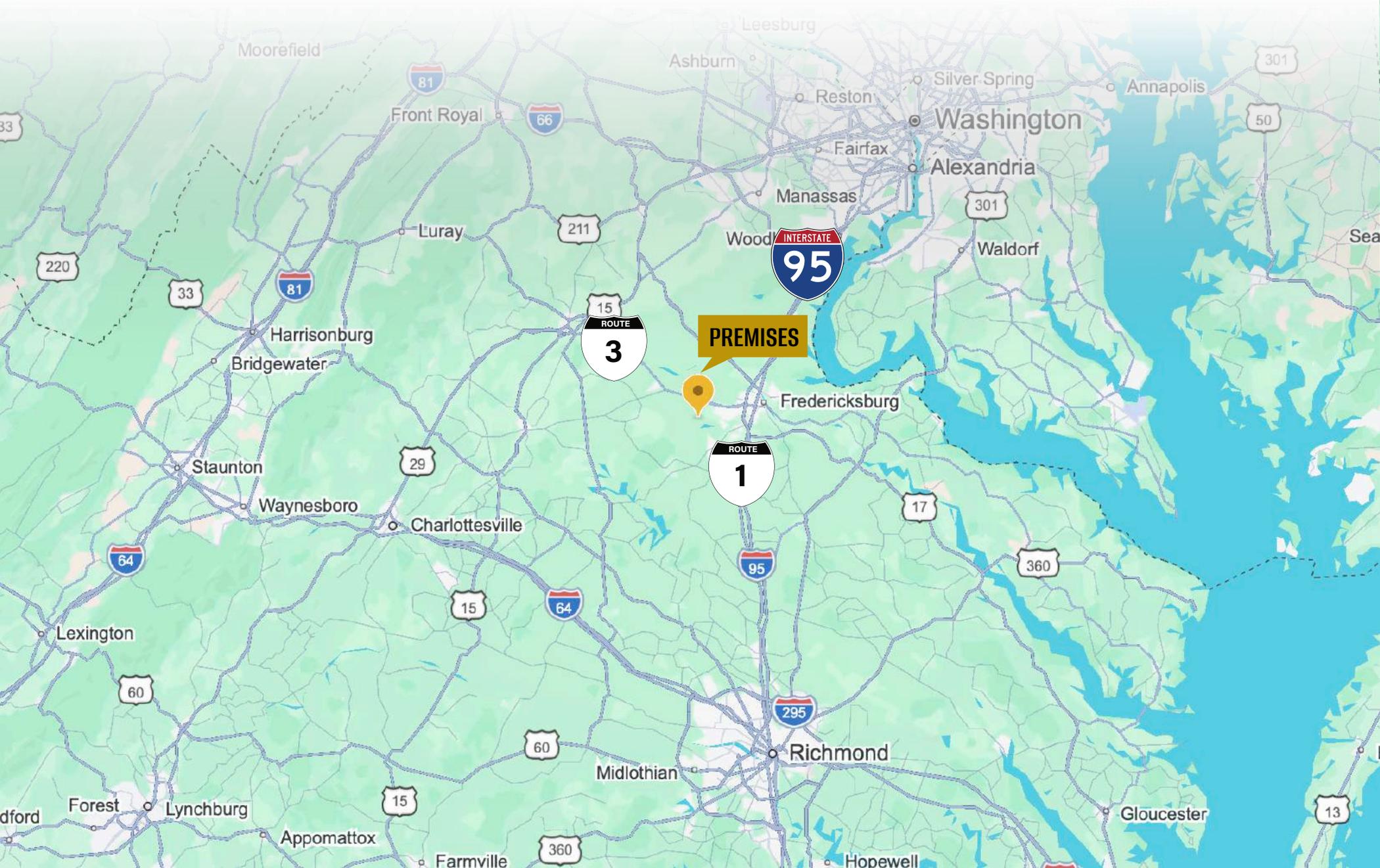
PROPERTY PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

FOR SALE

0.65 AC HIGH VISIBILTY PAD SITE

95

Flemming St.

FREDERICKSBURG, VA 22408



HARRISON RD

FLEMING ST



SPECIFICATIONS

Lot Size:	0.65 AC
Price:	\$595,000
Zoning:	C-3
Utilities:	On-site