
HIGHLY VISIBLE OFFICE/RETAIL LOCATION

29 Titus Drive, Penn Laird, VA 22846

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,425,000
Lot Size:	1 Acre
Building Size:	8,512 Square Feet
Zoning:	B2
Utilities:	Public Water Public Sewer
Traffic Counts:	24,000+ AADT Rt. 33 (Spotswood Trl)
MLS#:	658085



PROPERTY OVERVIEW

This property is a highly visible and accessible retail/office location with AADT of over 24,000. It has ample parking with handicap accessibility as well as easy access from anywhere in the county. Located just east of Harrisonburg, it is centered in the growing edge of the community and on the way to regional attractions like Massanutten 4 Seasons Resort, Shenandoah National Park and the City of Charlottesville. The structure has over 8500 square feet of usable space for retail or showroom with some private office space. The large open atrium to access second floor is a grand focal point. It is currently used for Retail but could easily be used for office as well. Come check out this prime property location!

For More Information:

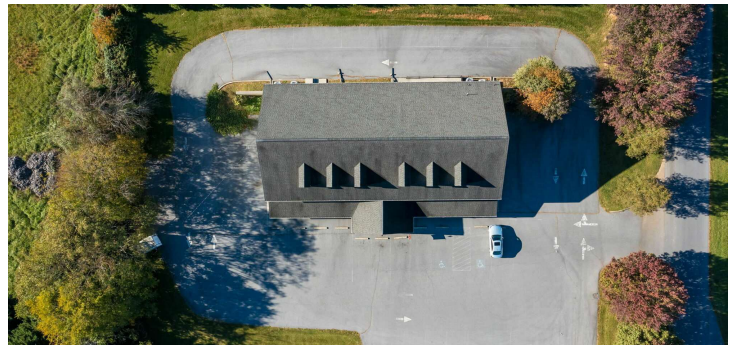
Tom Oberholtzer
540.810.6242
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Aerial Photos



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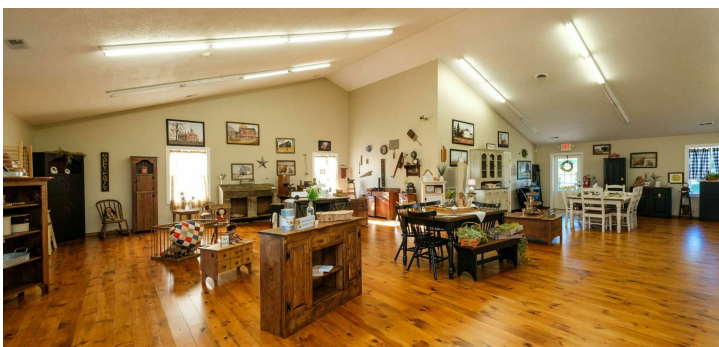
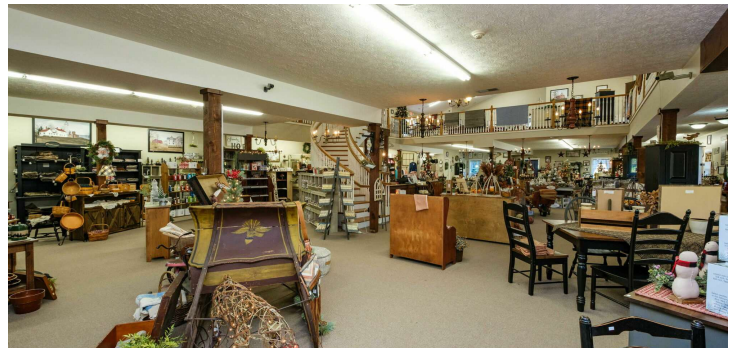
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Interior Photos



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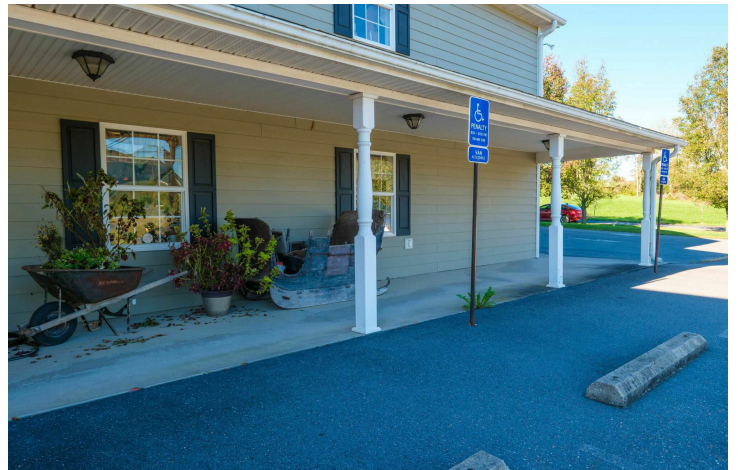
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Exterior Photos



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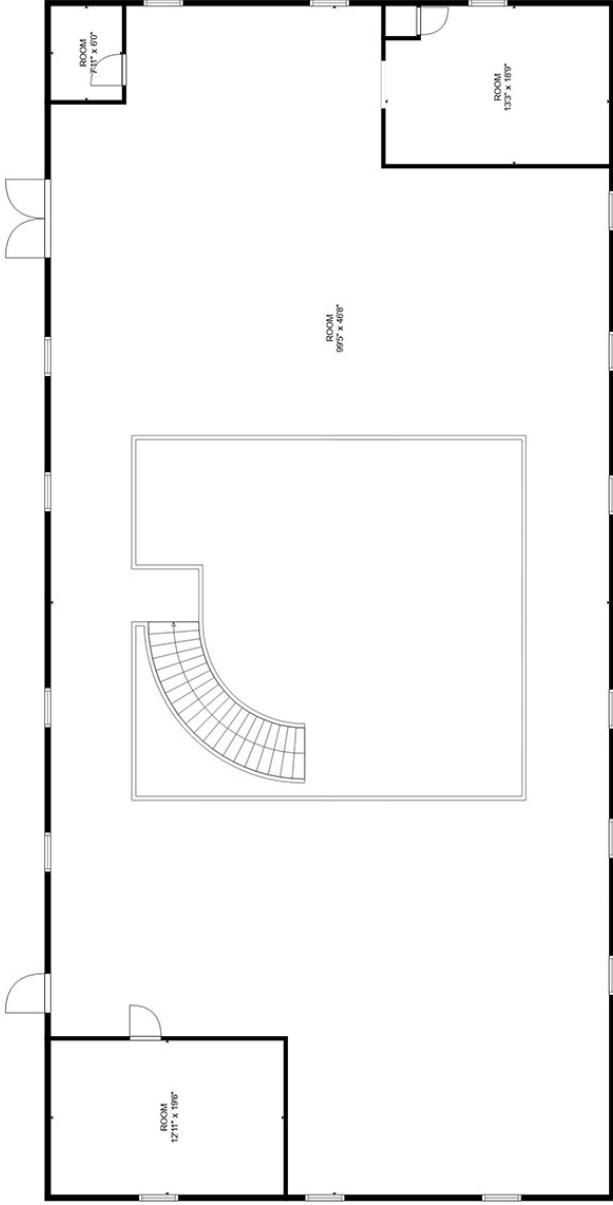
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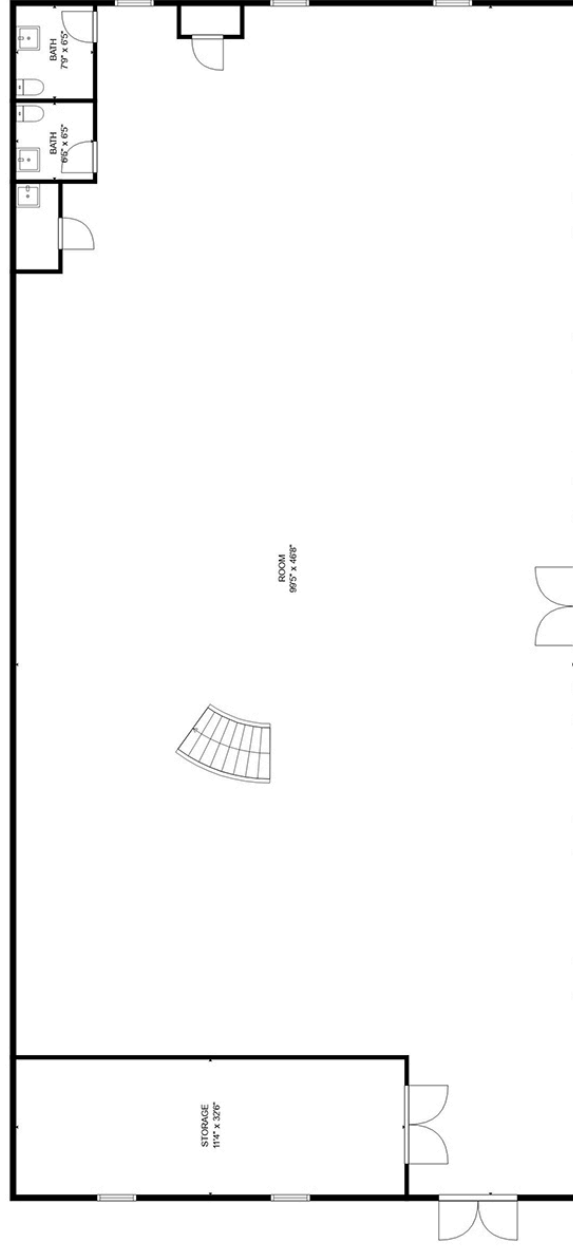
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FLOOR 2



FLOOR 1

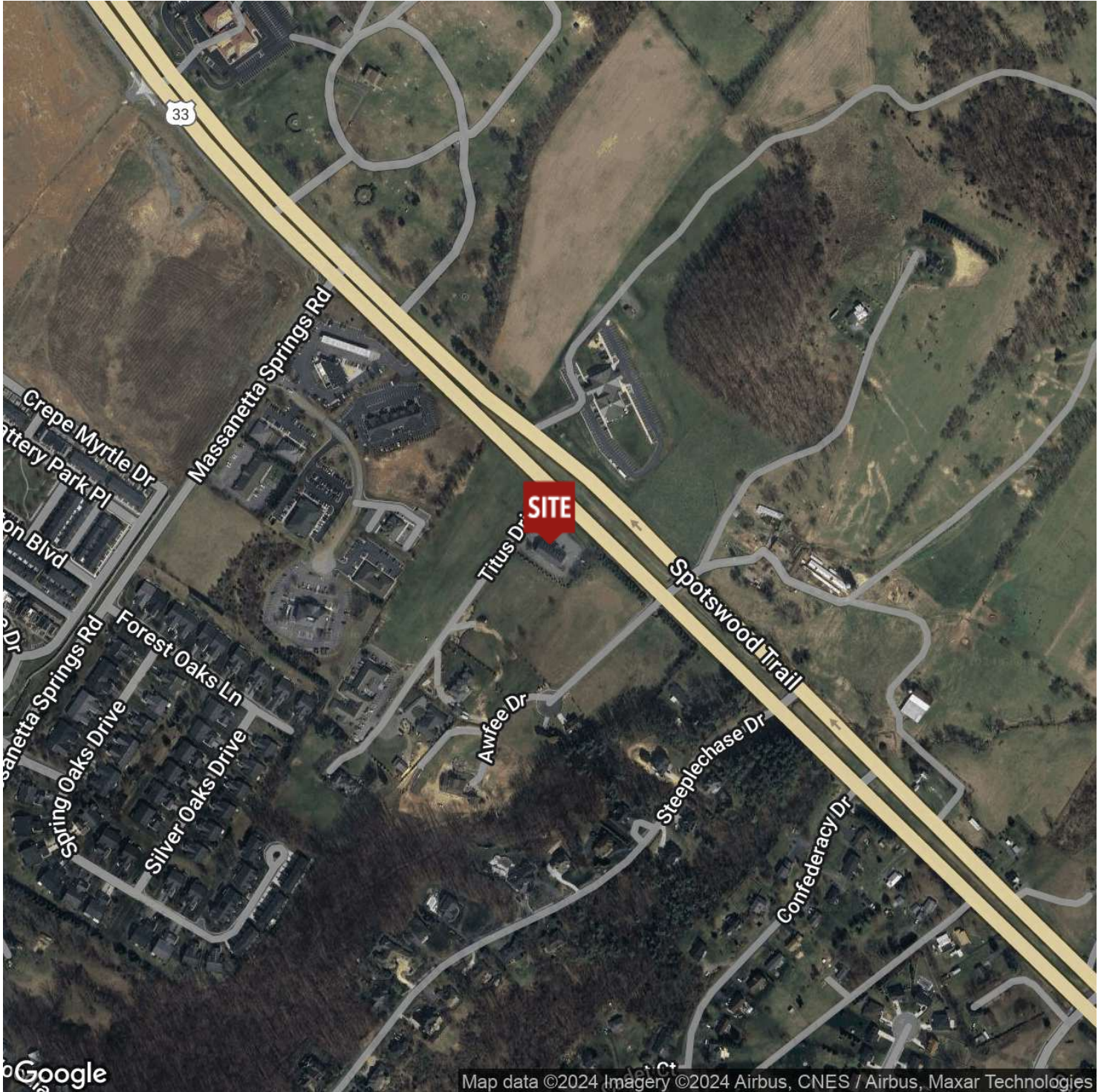
TOTAL: 8914 sq. ft
 FLOOR 1: 4273 sq. ft. FLOOR 2: 4641 sq. ft
 EXCLUDED AREAS: STORAGE: 368 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Location Map



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