

## MIXED-USE OPPORTUNITY CLOSE TO DOWNTOWN HARRISONBURG

625 & 635 West Market Street, Harrisonburg, VA 22801



### OFFERING SUMMARY

**Sale Price:** \$1,320,000

### PROPERTY OVERVIEW

Mixed use opportunity, close to downtown Harrisonburg, ready for an owner/user or for future development!

Notable features include:

Three buildings totaling over 14,000 square feet on a 2.06 +/- acres.

Two existing full access ingress/egress points, 358 feet of frontage on W Market Street, Two, 8" sewer mains on site and a 24" water line serving the property and B2 zoning.

Close proximity to schools, Westover Park, Westover Pool and within walking distance of Downtown Harrisonburg.

Current uses include flex/contractor space, retail and office. Future uses could include high density apartment development (special use permit), retail, office, restaurant, gas station and more.

Two tenants occupy 635 W Market Street on month to month leases. They are willing to stay longer term or the space may be vacated.

625 W Market will be vacated on/before August 1, 2026.

For More Information:

Mike Martin

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## Additional Photos

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## 625 and 635 W Market Street Building Information

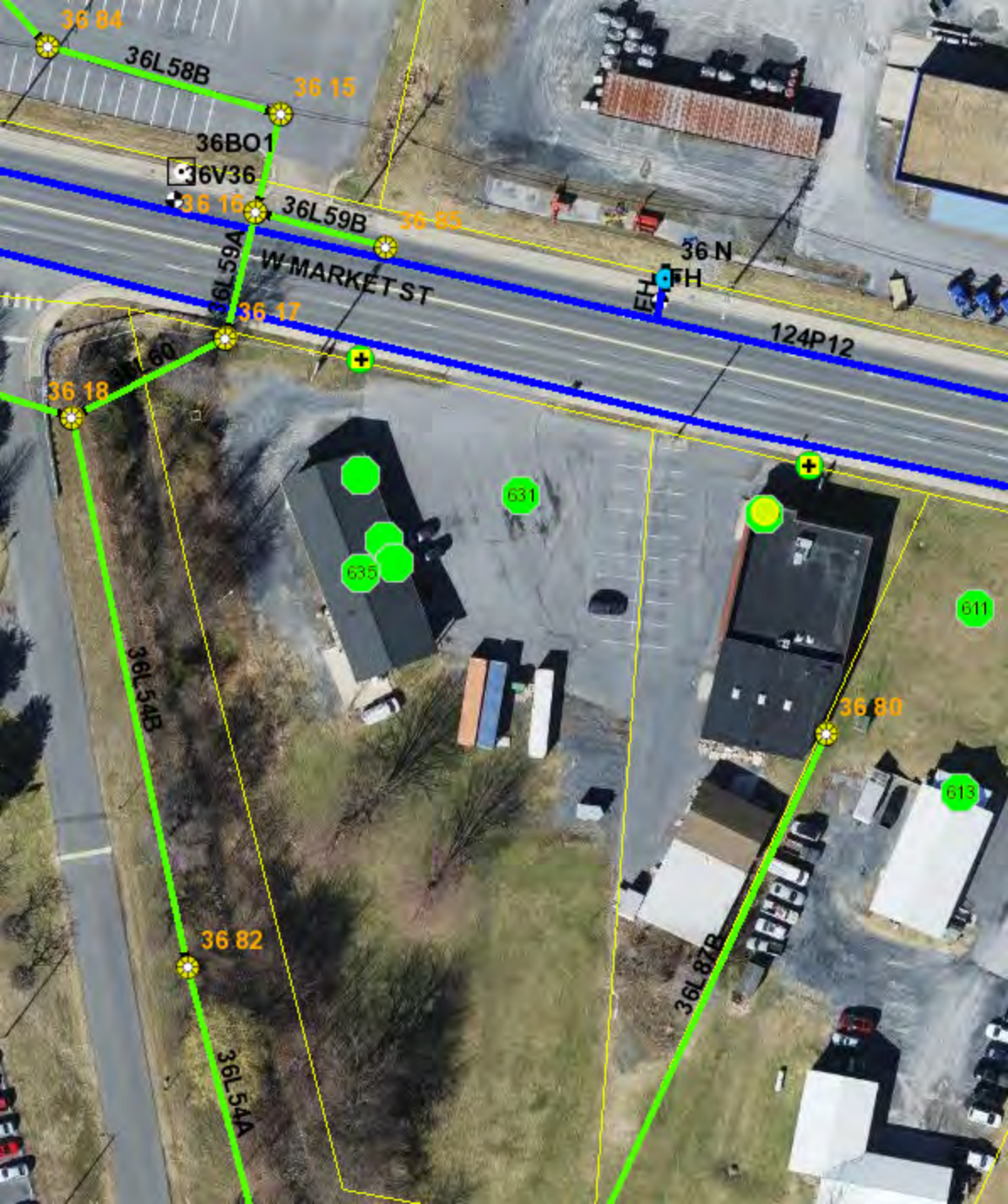
Address	Tax Parcel	Type	Acres	Square feet	Heat	Utilities	HVAC	Roof	Roll up Doors	Warehouse ceiling height
625 W Market	036 P 4	Single story. Brick. Retail showroom and warehouse	0.54	5,723	Oil	8" sewer line. 24" water line	Rooftop unit serves showroom and office area.	Metal Awning new in 2024. Flat roof repaired in 2024.	1x Grade level: 8'	16' to the deck. 14' clear height
625 W Market detached warehouse		Single Story, Brick Warehouse		2,278	Oil	None connected	None	Shingle new in 2021. Metal age unknown.	1 x Grade level: 8' and 1 x Grade level: 7	9'
635 W Market	036 P 3	2 Story, Brick, 4 individual units	1.52	6,016	Gas and electric	8" sewer line. 24" water line. 3 Electric Meters	3 HVAC units.	Shingle New in 2021		0

625 West Market St



635 West Market St





36 84

36L58B

36 15

36BO1

36V36

36 16

36L59B

36 85

36L59A

W MARKET ST

36 N

36 H

124P12

36 17

36 18

36L54B

36 82

36L54A

631

635

36 80

611

613

36L87B