

1.07 ACRE COMMERCIAL LOT IN HIGH TRAFFIC LOCATION

1294 Virginia Ave, Harrisonburg, VA 22802

Executive Summary



OFFERING SUMMARY

Sale Price: \$548,000

Lot Size: 1.07 Acres

Zoning: B2

Utilities: Public Water Available
Public Sewer Available

Traffic Counts: 14,000+ AADT
Virginia Avenue (Rt.42)

MLS#: 666108



PROPERTY OVERVIEW

Incredible opportunity to secure a high visibility 1.07-acre commercial lot in a high traffic location. Located only minutes from downtown Harrisonburg. Flat, build ready site with entrance, water located on site, sewer across the street.

For More Information:

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A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Additional Photos



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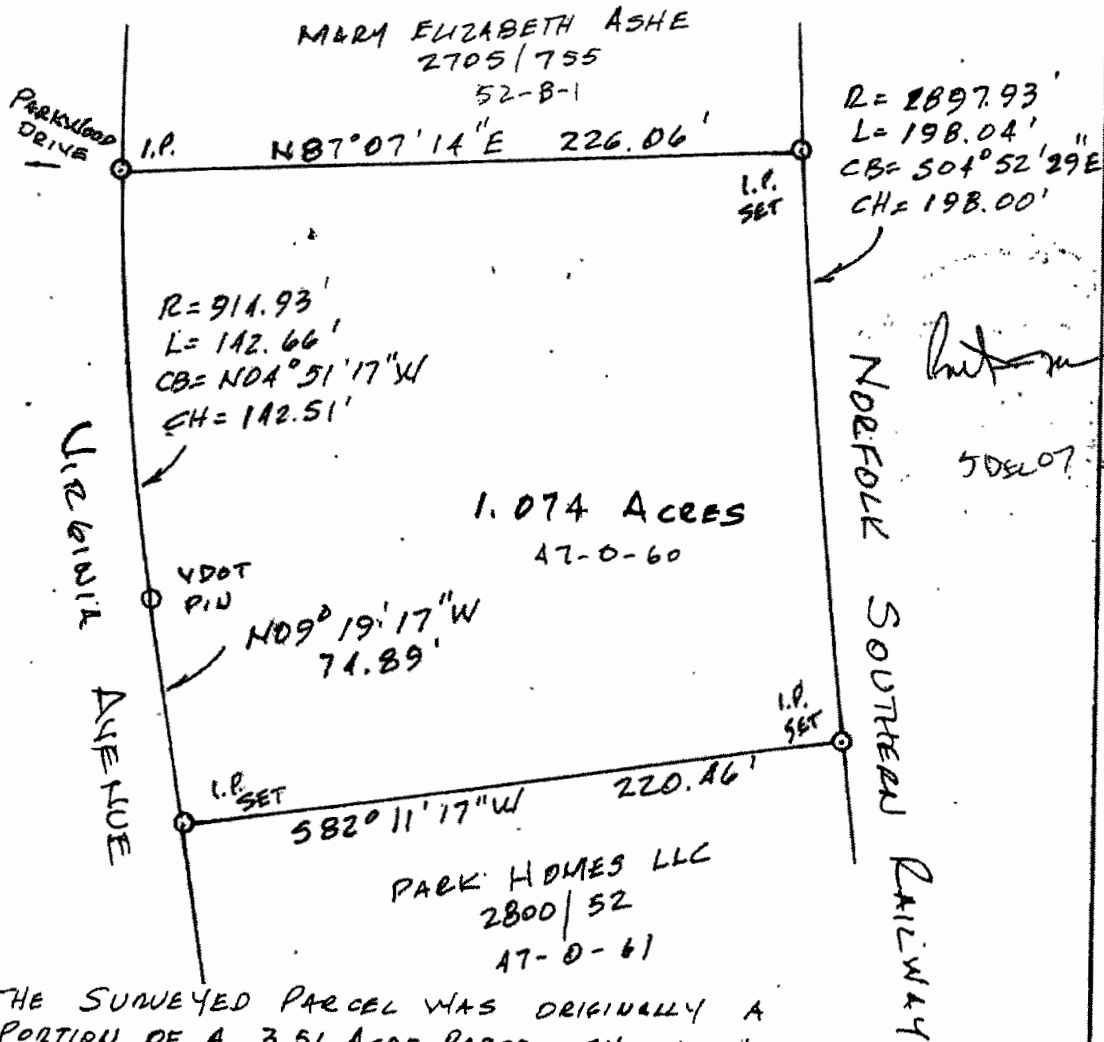
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Addendum #13

BOUNDARY SURVEY 1294 VIRGINIA AVENUE HARRISONBURG, VIRGINIA

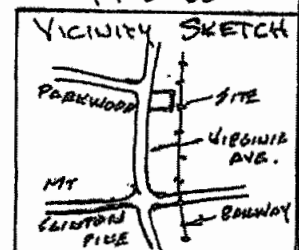
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SCALE: 1" = 50'
DATE: 5 DEC 07



THE SURVEYED PARCEL WAS ORIGINALLY A PORTION OF A 3.61 ACRE PARCEL SHOWN ON A PLAT RECORDED AT 199/136.

THE SURVEYED PARCEL WAS CREATED WHEN THE PARCEL TO ITS SOUTH (T.M. 47-0-61) WAS CONVEYED OUT OF THE 3.61 ACRE PARCEL, MAKING 3 PARCELS. THOSE 3 PARCELS WERE CONVEYED AS A WHOLE TO PARK HOMES LLC @ 2800/52.



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Location Map



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