

3211 PEOPLES DRIVE STE 110



FOR SALE \$199,375

937.5 SF

INVESTMENT OPPORTUNITY

7.5% CAP



LOCATED IN **HAMMOND PROFESSIONAL PARK** JUST OFF **SOUTH MAIN STREET**, THIS **937.5 SF** PROFESSIONAL CONDOMINIUM IS A **STABILIZED, INCOME-PRODUCING ASSET** WITH A LEASE IN PLACE THROUGH THE END OF 2031. WITH A **7.5% CAP RATE** ALREADY ESTABLISHED, THIS IS A **TRUE PLUG-AND-PLAY INVESTMENT**.

POSITIONED IN A **WELL-ESTABLISHED** PROFESSIONAL CORRIDOR, THE PROPERTY BENEFITS FROM **EASY ACCESS, SHARED PARKING** AND **CONSISTENT DEMAND** FOR OFFICE USERS IN THE **HARRISONBURG MARKET**.



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All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.

FOR SALE

INCOME PRODUCING ASSET
3211 PEOPLES DRIVE; STE 110

