

MLS #: M149946A (Active) List Price: \$625,000 (2 Hits)

79 Ridge Ridgemont Circle Collinsville, VA 24078



Levels: 2
Units: 8
Apx Bldg SqFt: 6,300
Year Built: 1984
Parking Available: Uncovered
Parking: 16.00
Auctioneers Price Range:
Auction Date:

Unit #:
County: Henry County
Location/Subdivision: Collinsville
HOA: No
HOA Amount: \$0.00
HOA Fee Frequency:

Lot Dimensions: 330x195

Tax Map #: 40.3(055)000B/010 ,

Taxes: \$1,460.00

Easement: U

Restrictive Covenant: U

Zoning: S-R Sub Res

Unit Type	# Units	Rent/Month	Rooms	Bathrooms	Stove (y/n)	Refrigerator (y/n)
1 Bdrm	8	750	2	1	Yes	Yes

Apx Roof Age: 4

Apx Heating Age:

Apx Cooling Age:

Apx Plumbing Age:

Apx Water Heater Age:

Utilities On/Off: On

Electric Meters: 8

Gas Meters:

Water Meters: 1

Heat Systems: 8

Water Heaters: 1

Gross Monthly Receipts: \$750.00

Total Monthly Expenses: 400

Rent Includes: PSA Water

Internet Type: Cable

Features: Balcony, Cable Available, Paved Drive

Construction: Brick
Roof: Composition
Basement: None
Floor: Other/See Remarks

Heat: Mini-Split
Fuel: Electric
Cooling: Mini-Split
Water: Public
Sewer: Public Sewer
Water Heater: Electric

Legal : Deed Book 2400/02533

Directions: From Rte 220 to 5th Ave (Finney Building Supply), Left at Belmont St which turns into Longview St, Left at Ridgemont Circle, property at end

Public Remarks: Newly renovated 8 unit apartments, one bedroom, one bath each in a private setting in the Collinsville area of Henry County, VA. Renovations include luxury vinyl plank flooring, fresh paint, and new fixtures. Roof replaced in 2022-2023 per previous owner. Schools, shopping, hospital and two colleges are within 10 miles. Easy commute north to Roanoke (45 min drive) , south to Greensboro, NC (1 hr drive) and east to Danville, VA (30 min). As renovations are being completed now, the units are vacant. The income listed is based on projected rent of \$750 per unit or \$72K annually. Minimal expenses include real estate taxes, insurance, PSA water & sewer and dumpster of approximately \$10K per year. Income producing laundry room included. Lot size, rents and expenses are estimated. Buyer to verify. Call now for an appointment to view this upscale investment opportunity.

Private Remarks: Showing must be accompanied by Listing Agents. Call/test (276) 618-8984 or (276) 340-5861.

Seller(s): CCP Holdings Inc LLC

Seller(s) Address: on file

Seller Phone: on file

Showing Instructions: Appointment Mandatory, Call LA Appointment, LA Must Accompany, Feed Back Requested, Text Agent

Lockbox: No

Condition: Very Good

Restrictions:

List Date: 3/19/2026

Expire Date: 9/30/2026

Pending Date:

Days on Market: 2

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: No

Listing Office: Southern Virginia Properties (#:308)
Main: (276) 299-2166
Fax: (276) 632-4278
Office Corporate License: 0226038920
Co-Listing Office: Southern Virginia Properties (#:308)
Co-Main: (276) 299-2166
Co-Fax: (276) 632-4278
Co-Office Corporate License: 0226038920

Listing Agent: Elle Wilk (#:651)
Contact #: (276) 299-2166
Agent Email: ellewillsell4u@gmail.com
License Number: 0225047347
Co-Listing Agent: Amanda Justus (#:881)
Co-Contact #: (276) 618-8984
Co-Agent Email: justusrealtor@amandajustussvp.com
License Number: 0225211030

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