

**FOR
SALE**

EXCELLENT VISIBILITY

Owner-Occupant Opportunity

201 Hicksford Avenue | Emporia, VA 23847



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › Affordable investment opportunity in Downtown Emporia
- › 1,682± SF office building on 0.3± AC
- › Turnkey Investment with month to month tenant
- › Ideal for professional office, service business, or future owner-occupant
- › On-site parking lot
- › Freestanding building with strong visibility along a well traveled corridor
- › SALE PRICE: \$225,000

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



MARKET OVERVIEW

EMPORIA SNAPSHOT

Strategically located with crossroads of Interstate 95 and U.S. Routes 58 and 301, Emporia is a rapidly emerging commerce and industry center. The city sees an average of 60,000 vehicles daily with an average daytime population of over 12,000.

KEY COMPANIES IN EMPORIA

Toll Brothers
America's Luxury Home Builder™

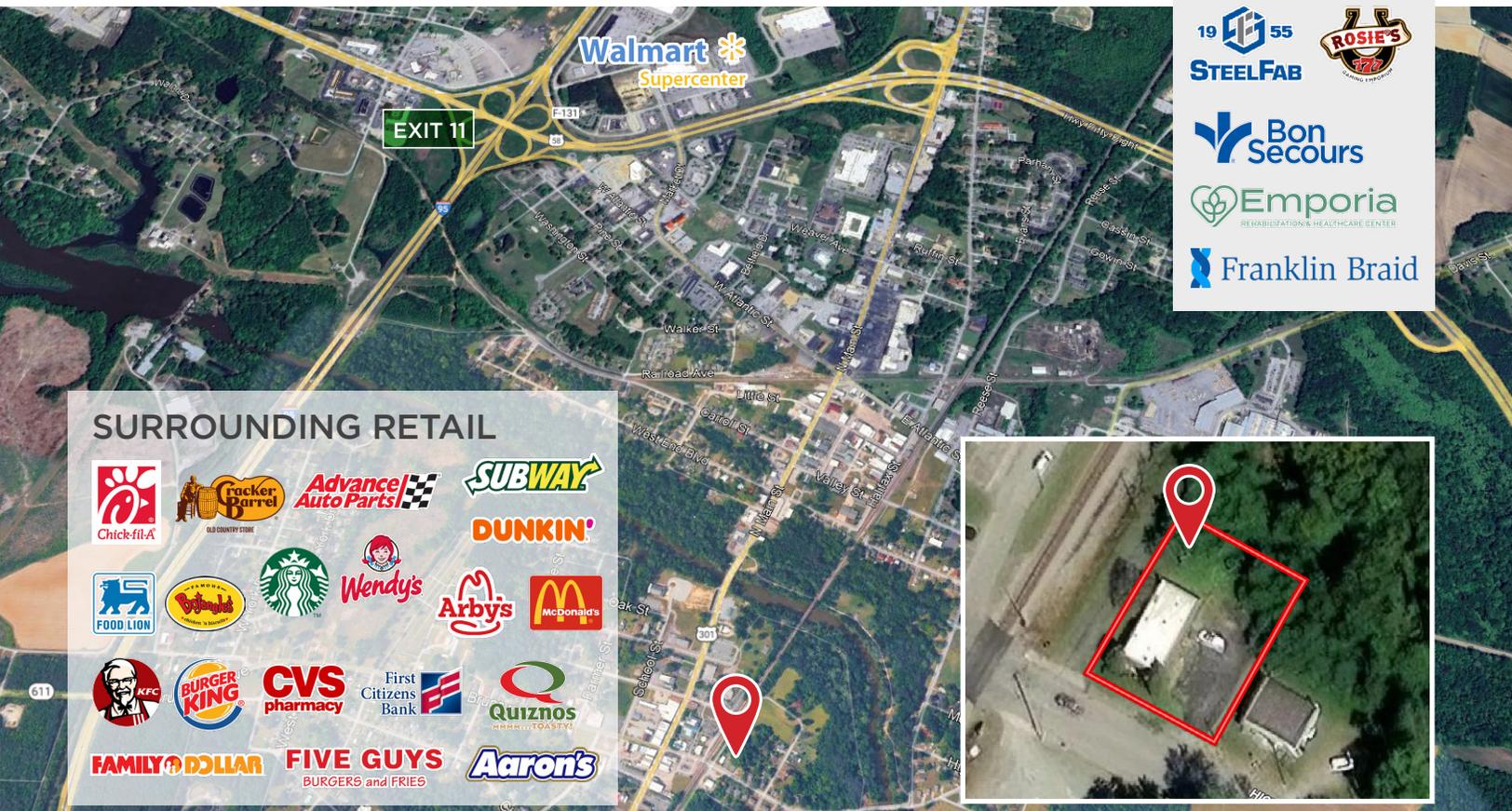
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STEELFAB


ROSIE'S
TRAINING EMPORIA


Bon Secours


Emporia
REHABILITATION & HEALTHCARE CENTER


Franklin Braid



SURROUNDING RETAIL

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