



Premier Multi-Tenant Investment in Downtown Altavista.

525 7th St., 529 7th St., & 616 Campbell Ave., Altavista, VA 24517

A High-Yield Opportunity in the Heart of Altavista

Property Overview

Secure a diversified investment in downtown Altavista's vibrant core. Zoned C-2 and situated in the Downtown Revitalization Overlay District (DRO), this multi-parcel property offers a robust portfolio of modern office and residential units. Anchored by a high-visibility corner lot with ample parking spaces, this asset delivers immediate cash flow and strong upside potential.

Property Details

- **Price:** \$499,900
- **Building Size:** 6,145 sq ft finished, 3,005 sq ft basement
- **Units:**
 - **525 7th St.: 2 residential units**
 - **Unit A:** \$1,300/mo (includes internet, \$159/mo, expires 06/01/2026; month-to-month lease)
 - **Unit B: Vacant,** listed at \$995/mo
 - **529 7th St.: 1 office unit,** \$900/mo (lease expires 10/01/2025, then month-to-month)

- **616 Campbell Ave.: 2 office units**
 - **Unit A:** \$850/mo (lease expires 10/01/2025, then month-to-month)
 - **Unit B: Vacant,** listed at \$900/mo
- **Parking:** Dedicated on-site parking
- **Zoning:** C-2, Downtown Revitalization Overlay District (DRO)
- **Utilities:** 3 electric meters, 1 water meter, 2 gas meters
- **Annual Taxes and Insurance:** Property taxes: \$949; Insurance: \$1,800
- **Legal Description:** Lots 36–42, Block 15
- **Parcels:** 83A-11-15-36, 83A-11-15-37, 83A-11-15-38, 83A-11-15-39, 83A-11-15-40, 83A-11-15-41, 83A-11-15-42

Investment Highlights

- **Cash Flow:** Current rental income of \$3,050/mo; potential \$4,945/mo at full occupancy (7.3% est. cap rate)
- **Recent Upgrades:** Fresh interior/exterior paint, new LVP flooring, updated interior doors, parking lot sealed (2023)
- **Strategic Location:** High-traffic corner lot ideal for office and residential tenants

Utility bill breakdown from the month of June:

Electrical: 3 Meters/Bills:

525 7th St: \$248.

529 7th St: \$66.

616 Campbell Ave: \$142

Water: 1 Meter/Bill: \$144.

Gas: 2 Meters/Bills:

\$34 ea - \$68 per month

Cable (Brightspeed): Landlord pays Wifi Service for a tenant through 06/01/26 at \$159. p/mo.

Pest Control: was \$65. every other month.