

# FOR SALE

FLEX/WAREHOUSE

## Investment Opportunity

8889 Three Notch Road | Troy, VA 22974



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions

### PRICE REDUCTION



### PROPERTY HIGHLIGHTS

- › 4,890± SF Flex/Warehouse (1.35± acres)
- › 100% leased to local established business
  - Thru July 2027 - 2% annual rent esc.
  - Three 1-year renewal options - 4.5% rent esc.
  - Landlord pays taxes and insurance
  - 2025 NOI - \$59,000
- › 3 Drive-In Doors (10' x 10')
- › 3 Phase Power
- › Pole shed (76' x 24')
- › Fenced/paved lot with gated access from both Three Notch Road and Bybee Road
- › Zoned C2 (General Commercial)
- › 1.6 miles to I-64
- › **Price Reduction: \$1,100,000**

### FOR MORE INFORMATION:

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Vice President

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#### RYAN FANELLI

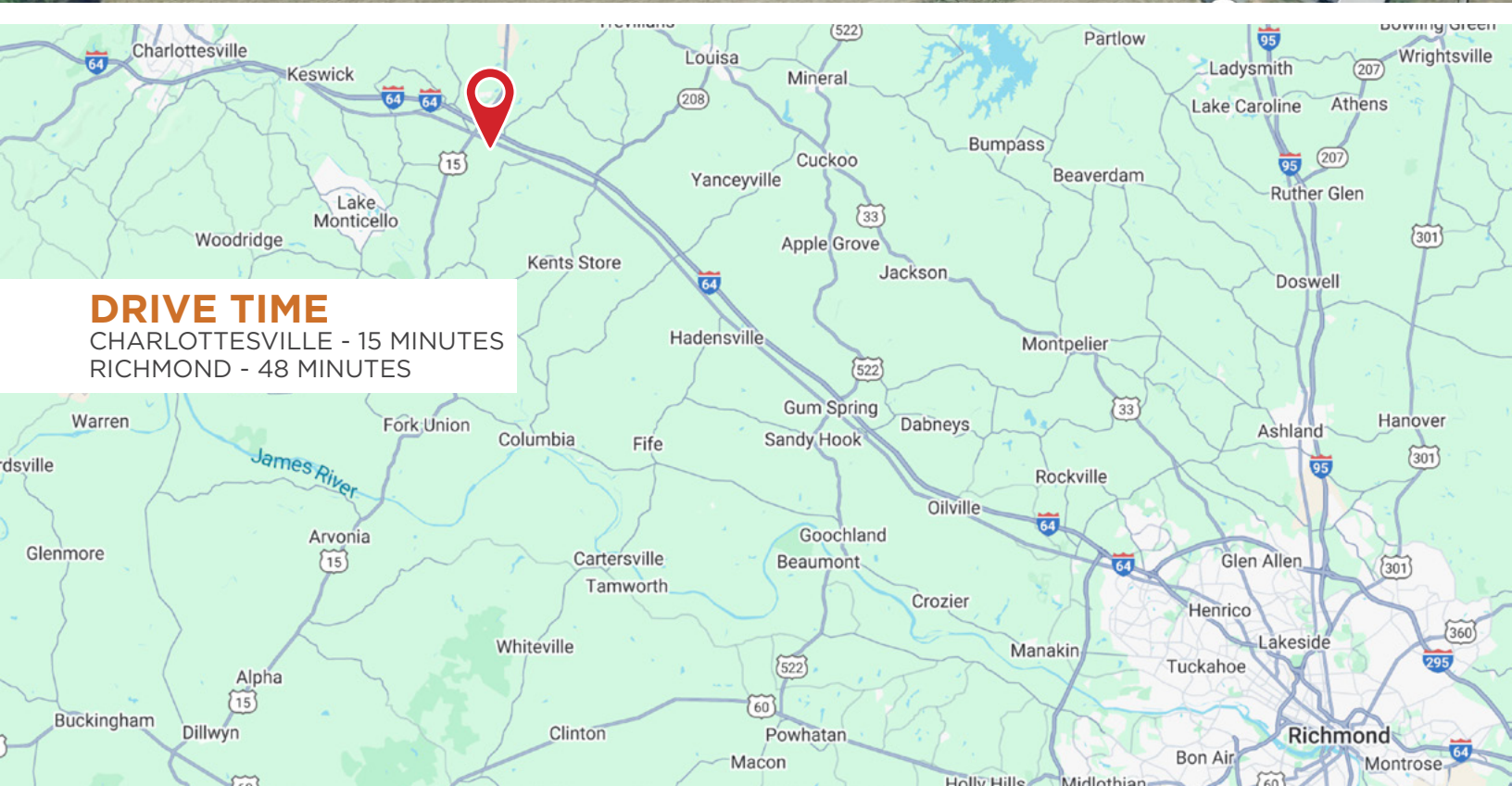
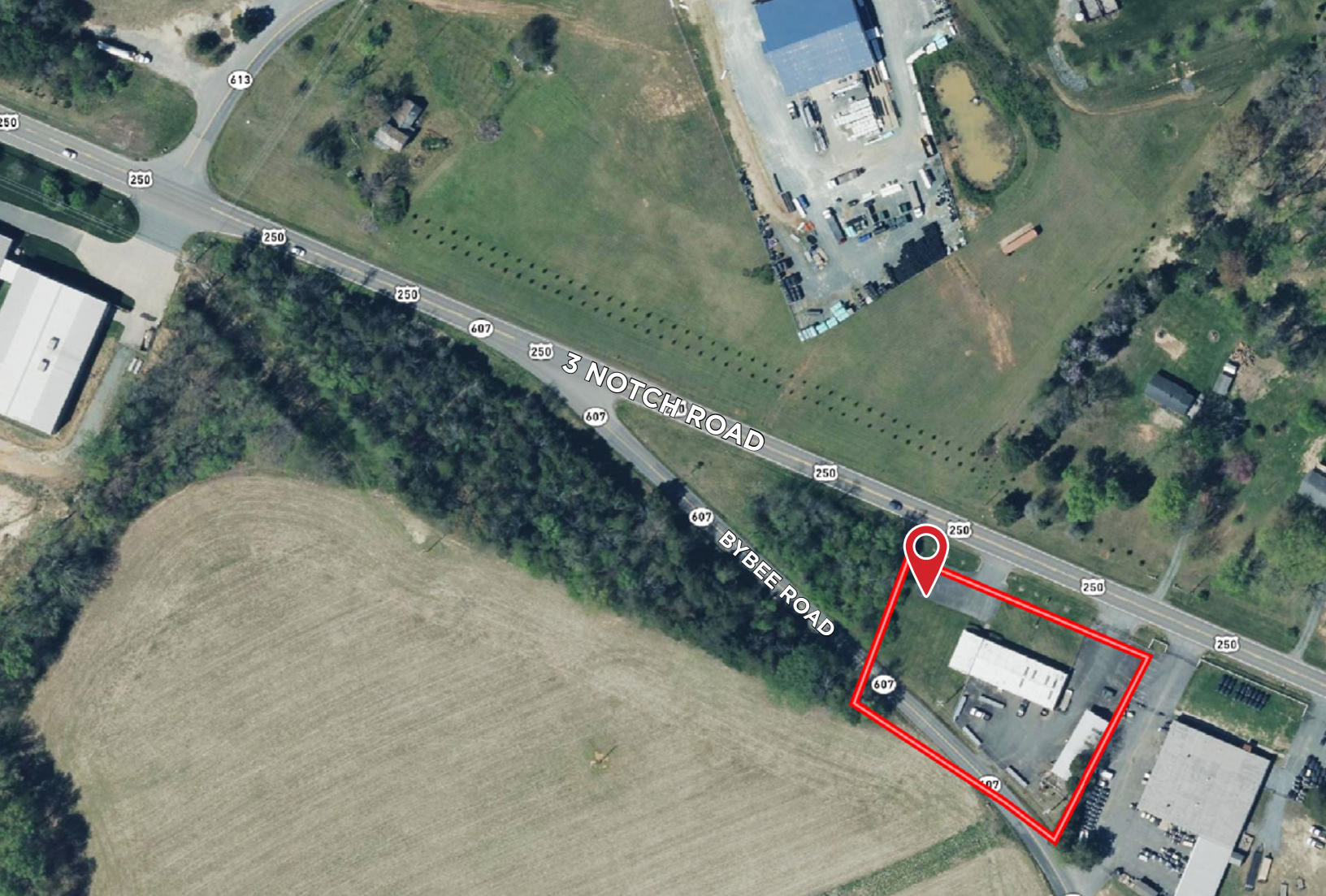
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.





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# 1.6 miles to I-64

Continual apartment, residential, and commercial development in immediate corridor

