



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



**FULLY LEASED & PROFITABLE: 5-UNIT APARTMENT BUILDING**

**FOR SALE**

16043 Richmond Road, Callao, VA 22435

|                   |           |
|-------------------|-----------|
| Price:            | \$475,000 |
| Square Footage:   | 4,680 SF  |
| Number of Floors: | 3         |
| Zoning:           | A-1       |
| Year Built:       | 1996      |

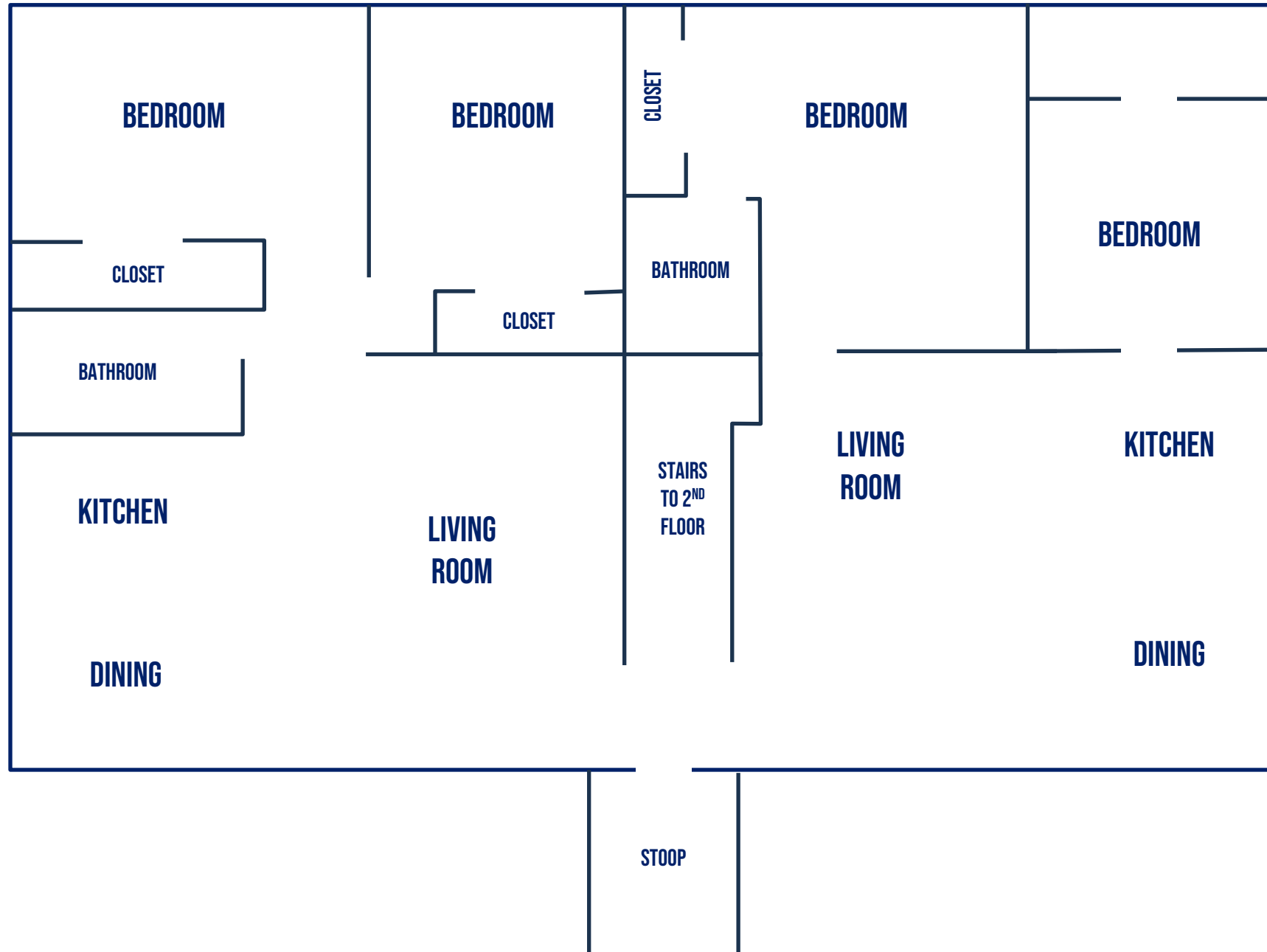


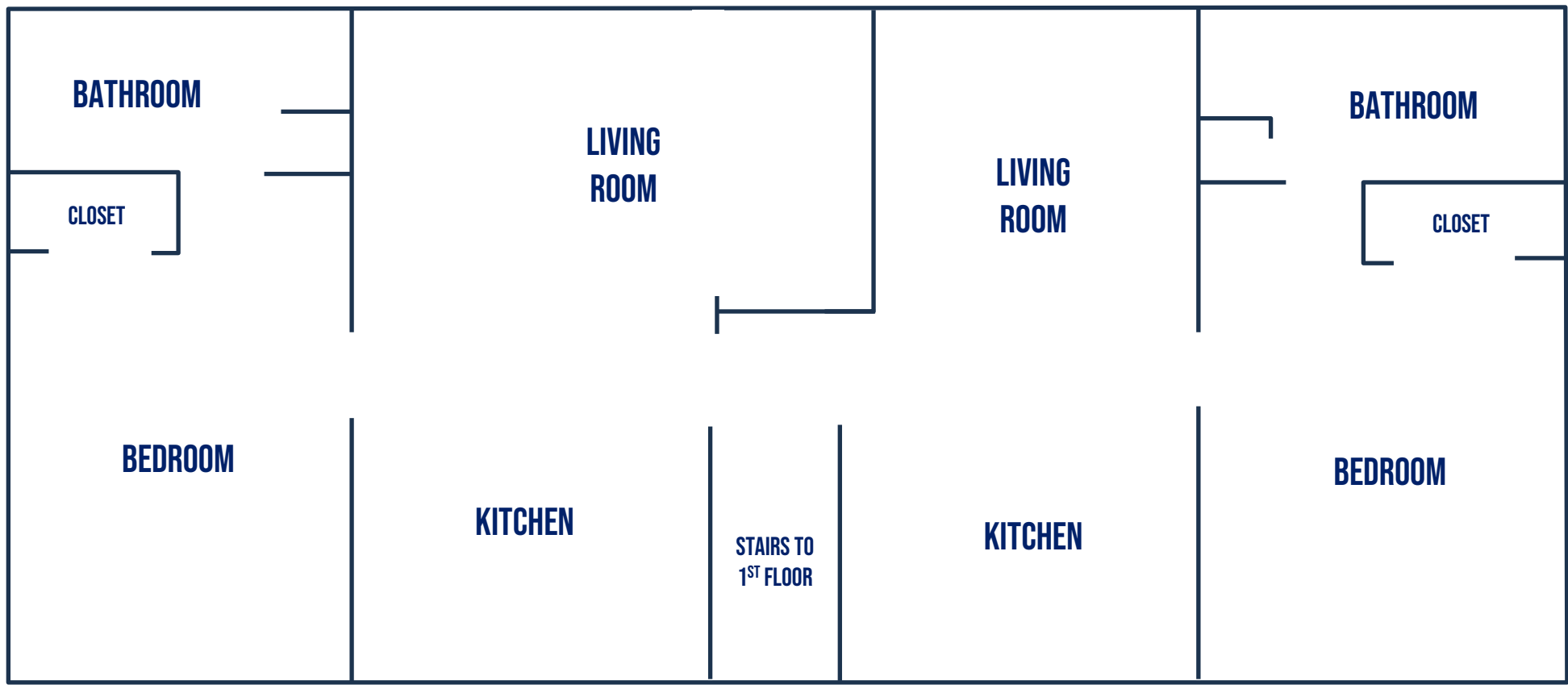
- **Fully Leased:** All 5 units (Two 2-Bedroom units and Three 1-Bedroom Units) currently occupied by stable tenants.
- **Strong Cash Flow:** Proven rental income history with significant potential for appreciation.
- **Prime Location:** Enjoy the tranquility and charm of the Northern Neck while benefiting from a desirable rental market.
- **Turnkey Investment:** Minimal management required with existing tenant base and established property management options available.
- **Excellent Condition:** Well-maintained building with solid structural integrity.
- **Limited Competition:** Strong demand for rental properties in the area with limited supply.
- **Ideal for 1031 Exchange:** A perfect opportunity for investors seeking to capitalize on tax advantages.

## PROPERTY DEMOGRAPHICS

| POPULATION                 | 3-MILE   | 5-MILE   | 10-MILE  |
|----------------------------|----------|----------|----------|
| 2024 Population            | 2,108    | 5,923    | 13,878   |
| HOUSEHOLDS                 | 3-MILE   | 5-MILE   | 10-MILE  |
| 2024 Households            | 863      | 2,242    | 5,613    |
| INCOME                     | 3-MILE   | 5-MILE   | 10-MILE  |
| 2024 Avg. Household Income | \$76,769 | \$82,959 | \$86,381 |

# FLOORPLAN - 1<sup>ST</sup> FLOOR











Information provided is to the best knowledge and belief of the owner, and actual building construction design may differ from plans.  
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## OFFERING MEMORANDUM

# FULLY LEASED & PROFITABLE: 5-UNIT APARTMENT BUILDING

16043 RICHMOND ROAD | CALLAO, VA 22435

### FOR MORE INFORMATION PLEASE CONTACT:



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All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. Information provided is to the best knowledge and belief of the owner, and actual building construction design may differ from plans. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.