

500 STRAWBERRY PLAINS ROAD

Williamsburg, VA

1,948 SF | FOR SALE



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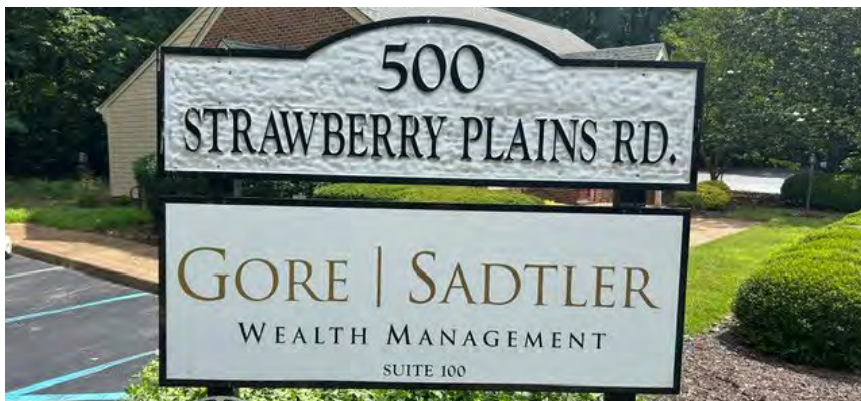
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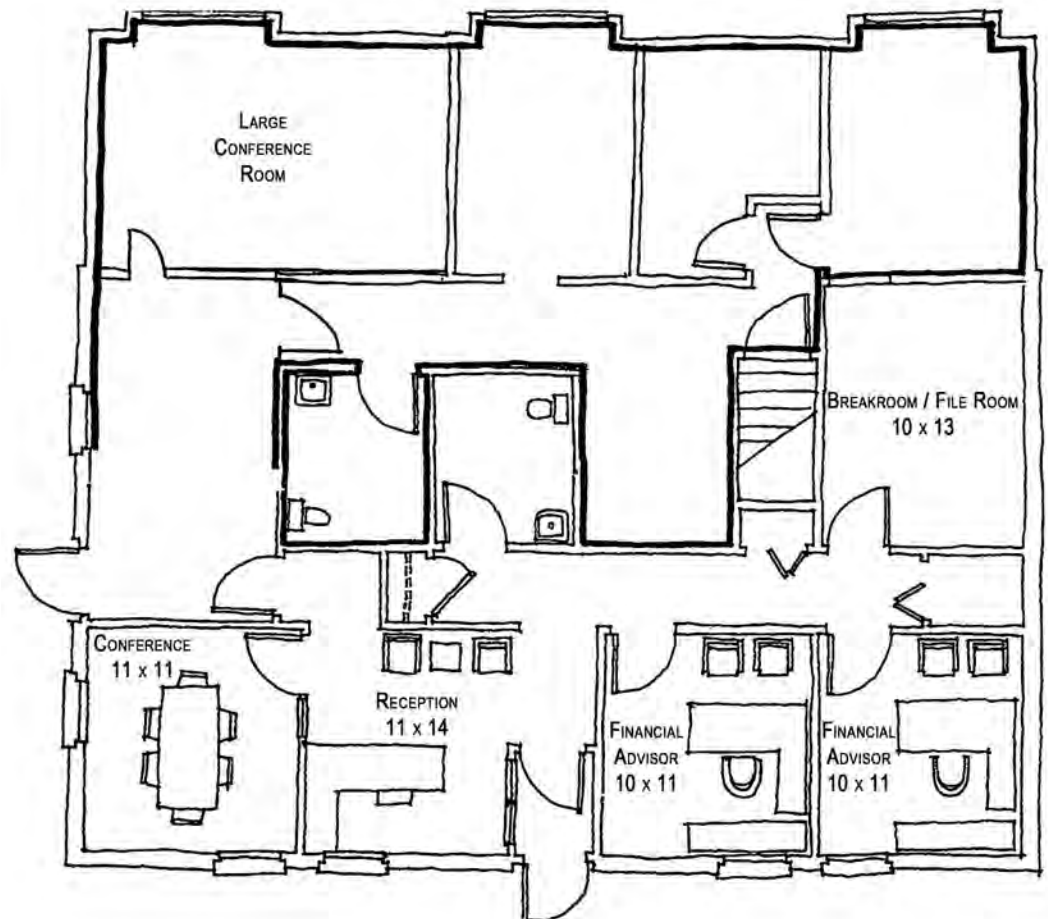
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Property Features

- Approximately 1,948 SF +/-
- Sale Price: \$420,000
- Distinguished colonial-style office building for sale
- Charming property with stately brick façade and detailed trim work
- Parking: 12 surface level spaces
- Functional floor plan design divides the building into two small office suites with separate exterior entrances
- Walk up attic storage space available
- Crawl space encapsulation with dehumidifier installed
- Zoned LB-4 Limited Business, City of Williamsburg
- Built in 1981
- Prominent roadside monument signage available
- Strategic central location with easy access to New Town, Court House, College of William & Mary and RT 199



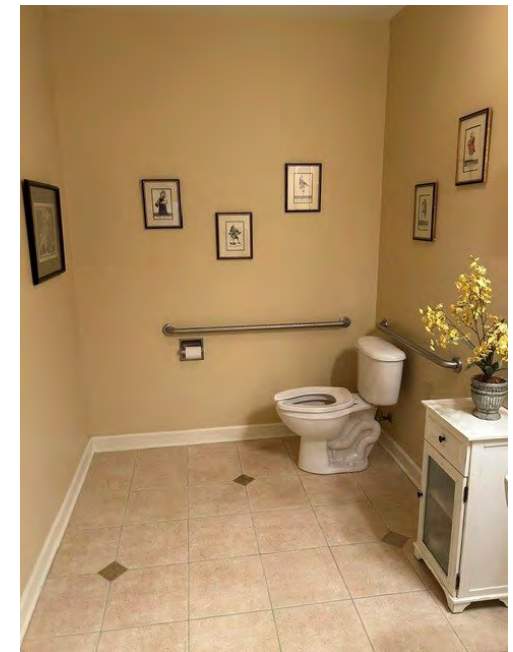
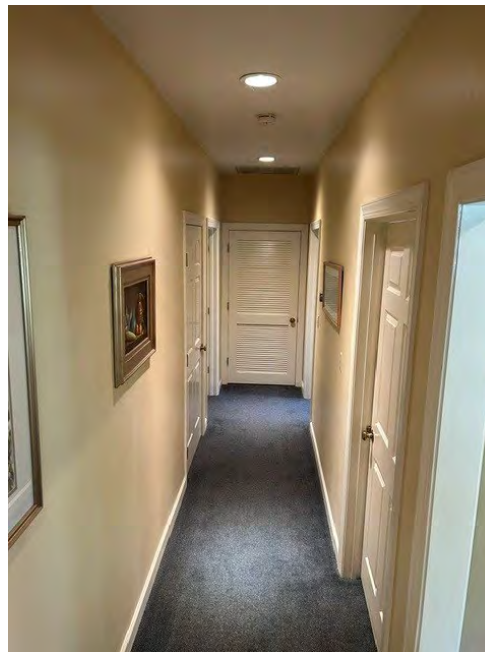
First Floor Plan Design



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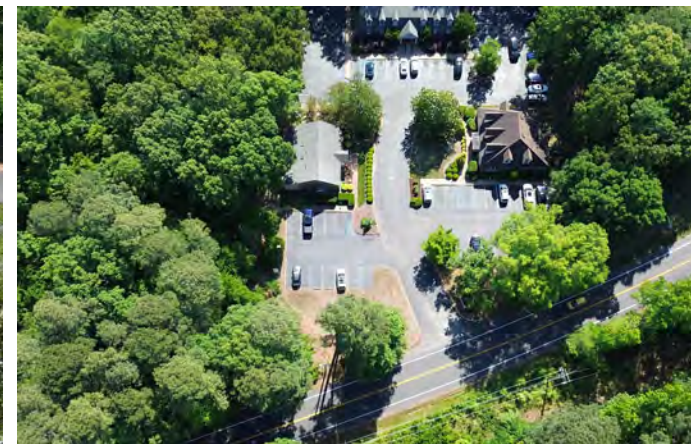
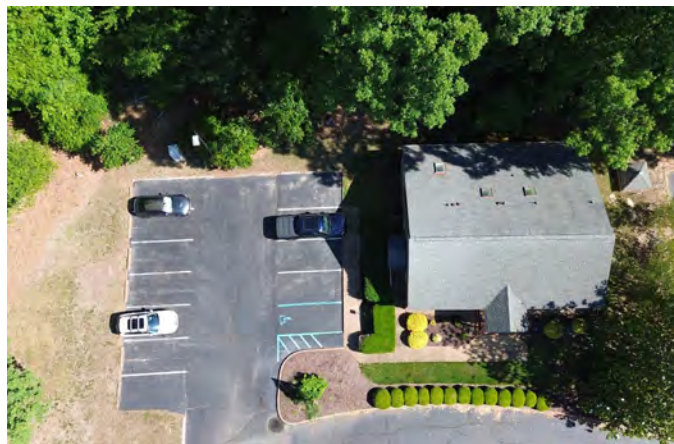
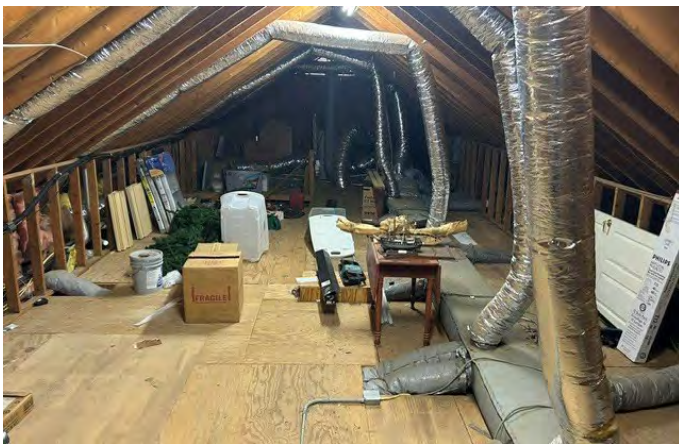
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Conceptual Estimated Cash Flow Spreadsheet

CONCEPTUAL Buyer Cash Flow Analysis

500 Strawberry Plains Road, Williamsburg

ESTIMATED INCOME

Suite	Tenant	Sqft	Gross Rent	Monthly	Annual Rent
A	Conceptual NEW TENANT (Back Suite)	650	\$ 19.50	\$ 1,056.25	\$ 12,675.00
B	New Buyer Owner Occupant (Front Suite)	1298			\$ -
		1948			\$ 12,675.00

ESTIMATED OPERATING EXPENSES

Real Estate Taxes	\$ 1.17	\$ 189.67	\$ 2,276.00
Building Insurance	\$ 0.56	\$ 91.67	\$ 1,100.00
Misc. Repairs	\$ 0.26	\$ 41.67	\$ 500.00
Utilities	\$ 1.28	\$ 208.33	\$ 2,500.00
Janitorial	\$ -	\$ -	
Lanscaping, Grounds, Exterminating and Fire Protection	\$ 1.03	\$ 166.67	\$ 2,000.00
	\$ 4.30	\$ 698.00	\$ 8,376.00

ESTIMATED NET OPERATING INCOME

\$ 4,299.00

ESTIMATED DEBT SERVICE

	<u>LTV</u>		
Financing	80%	\$ 336,000	
Down payment	20%	\$ 84,000	
Total Purchase Price		\$ 420,000	
PSF Purchase Price		\$ 215.61	
Rate	6.75%		0.56%
Term	20 yrs		240
Monthly payment		\$ 2,554.82	

ESTIMATED ANNUAL OWNERSHIP COSTS

\$ (26,358.88)

ESTIMATED MONTHLY OWNERSHIP COSTS

\$ (2,196.57)

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For more information, please contact:

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