

**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:

ETHAN LUSTIG

Sales & Leasing Associate

804-592-7579

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RYAN FANELLI

Senior Vice President | Partner

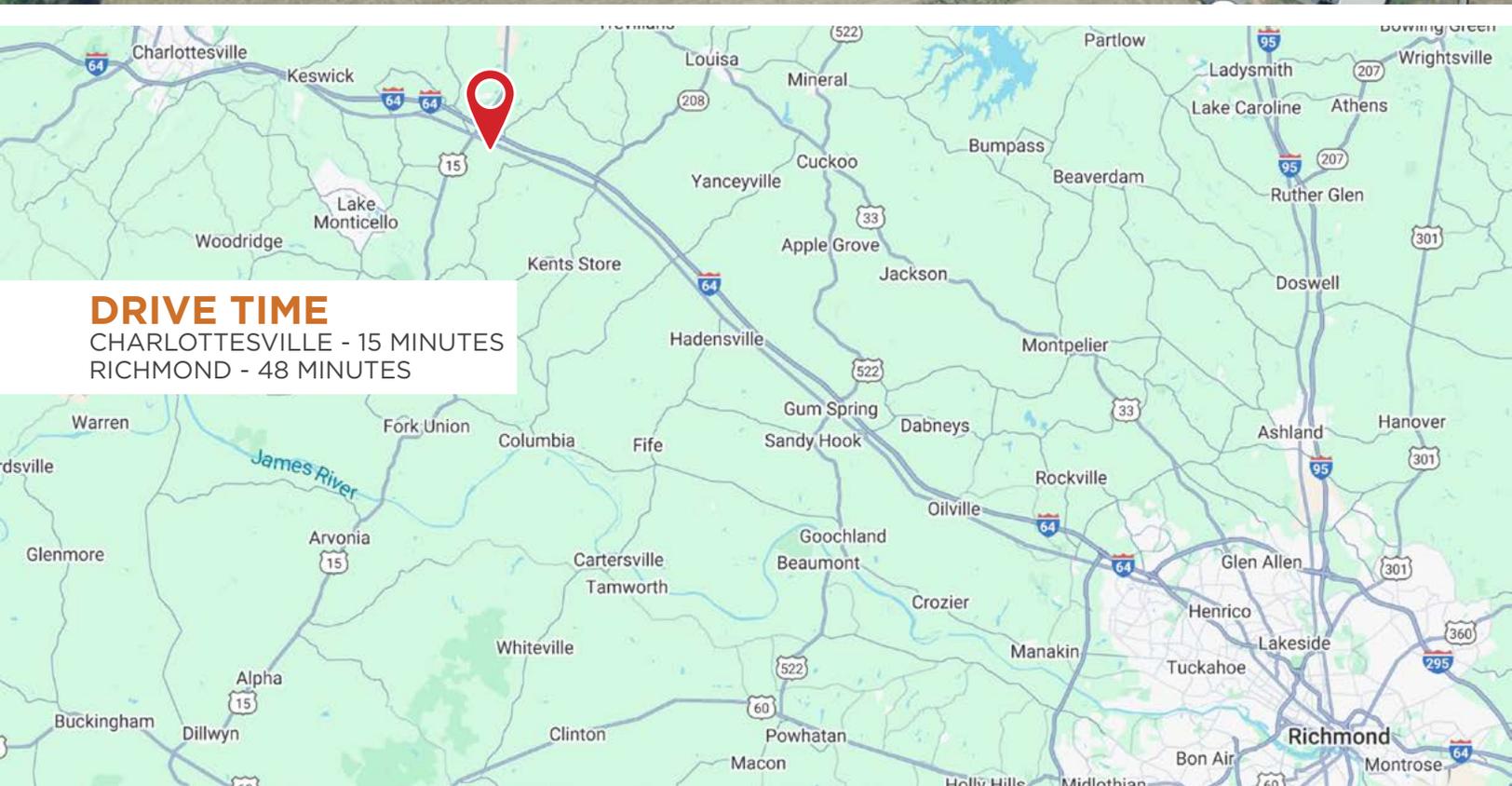
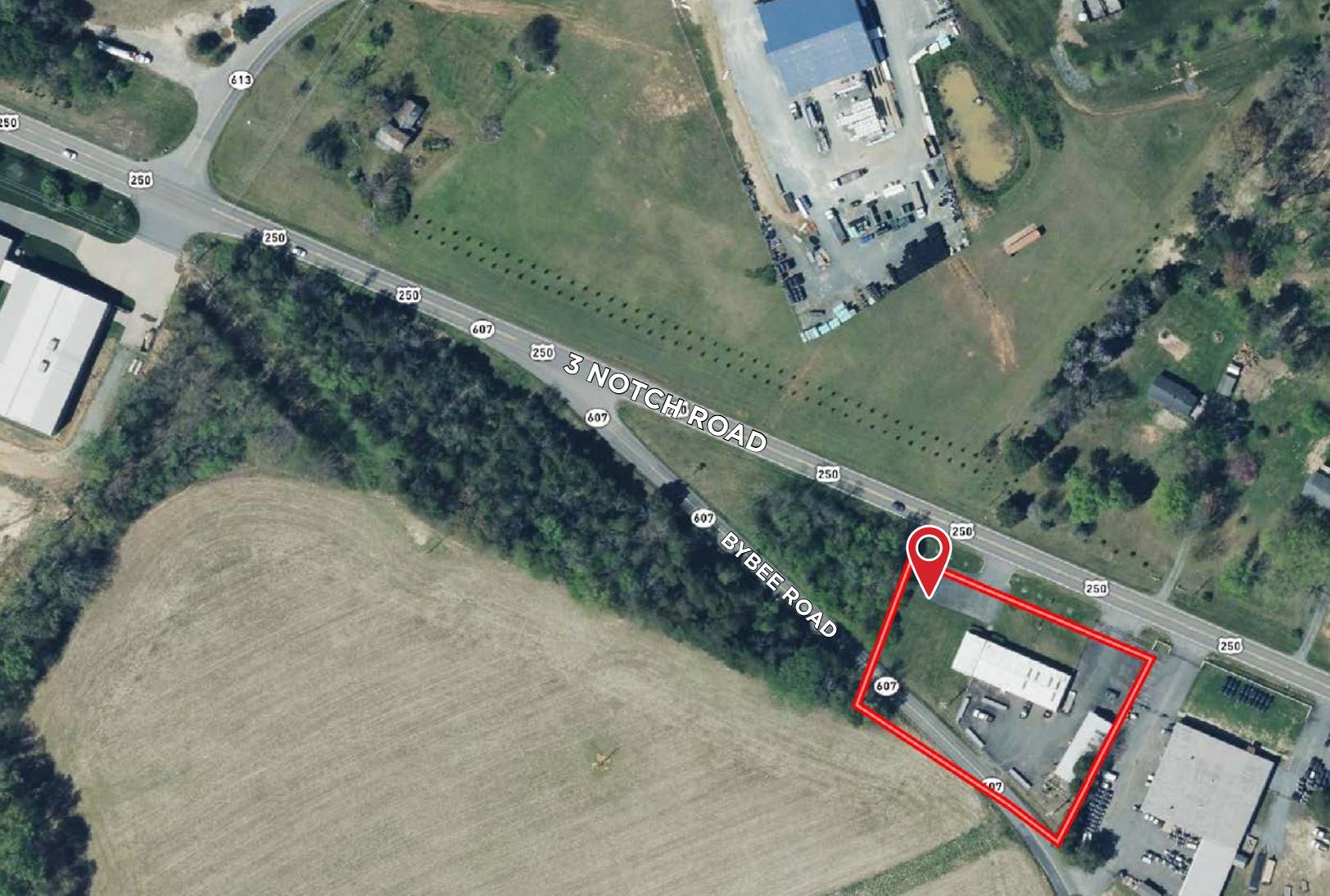
804-400-6163

rfanelli@commonwealthcommercial.com

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



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DRIVE TIME

CHARLOTTESVILLE - 15 MINUTES
RICHMOND - 48 MINUTES

1.6 miles to I-64

Continual apartment, residential, and commercial development in immediate corridor

UVA Health
 SENTARA
 Charlotteville Pediatric Dentistry
 CROSSROADS Animal Hospital
 Charlottesville ORTHODONTICS
 Beltone

IHOP
 Phatt's BAR & GRILL
 BW Best Western

THE SHoppes AT SPRING CREEK

Arby's
 SUBWAY
 FC
 Checkers
 express car wash
 SHEETZ
 Wendy's

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,232	4,963	9,574
AVERAGE HH INCOME	\$136,154	\$128,364	\$118,195
DAYTIME EMPLOYEE	1,128	4,471	7,725

