

INDUSTRIAL FOR SALE

VIRGINIA WATER BUILDING

20 McCarty Rd, Fredericksburg, VA 22405



OFFERING SUMMARY

SALE PRICE:	\$1,575,000
NUMBER OF UNITS:	1
CAP RATE:	3.87%
NOI:	\$60,960
AVAILABLE SF:	
LOT SIZE:	3.9 Acres
YEAR BUILT:	2000
BUILDING SIZE:	4,900 SF
ZONING:	RC - Rural Commercial
SUBMARKET:	Greater Fredericksburg
PRICE / SF:	\$321.43

PROPERTY OVERVIEW

Free Standing Industrial Building with Office and Mezzanine as well as additional outbuilding for storage. Outbuilding has electric, lighting, and two Drive-Ins. Two Docks, Two Drive-ins - with Drive Thru Capability. Mezzanine adds approximately 1200 SF of Storage. Outbuilding adds approximately 650 SF of Storage Brand new HVAC (2022)

PROPERTY HIGHLIGHTS

- Tenant under lease until August 2025, open to extending.
- Landlord can terminate early with 120 Days Notice.
- Multiple Uses permitted - please check Stafford Co Zoning for RC.
- Large corner lot with sufficient parking and egresses.
- Approx. 7.5 miles to I-95 Falmouth Exit.

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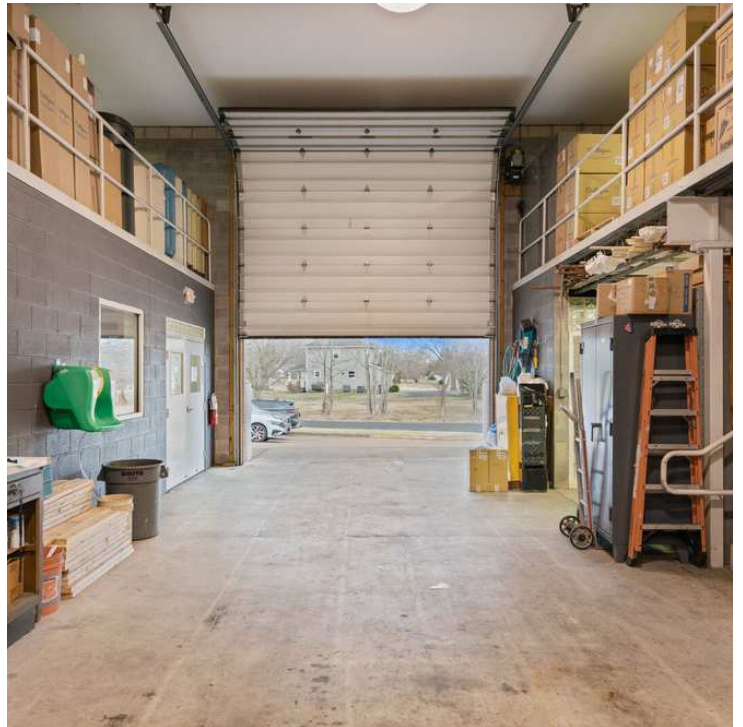
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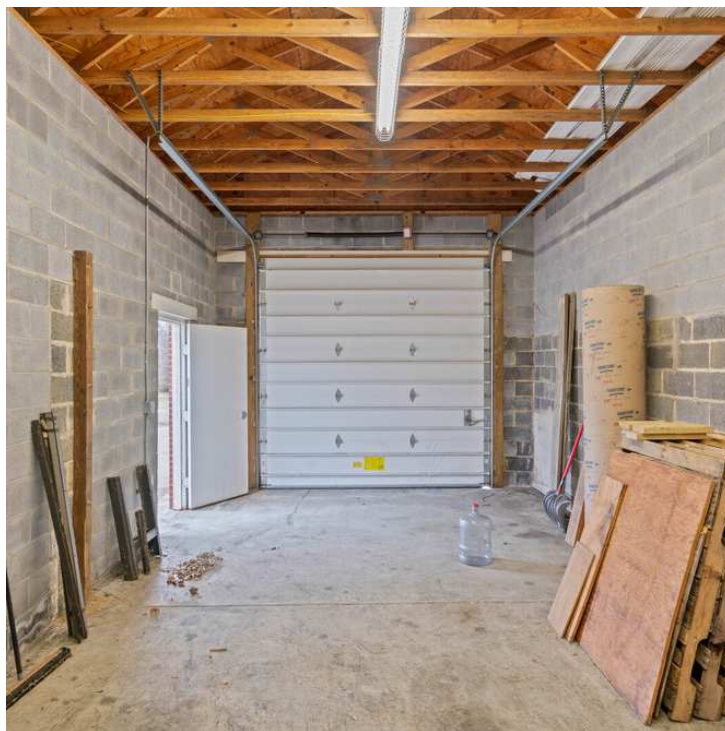
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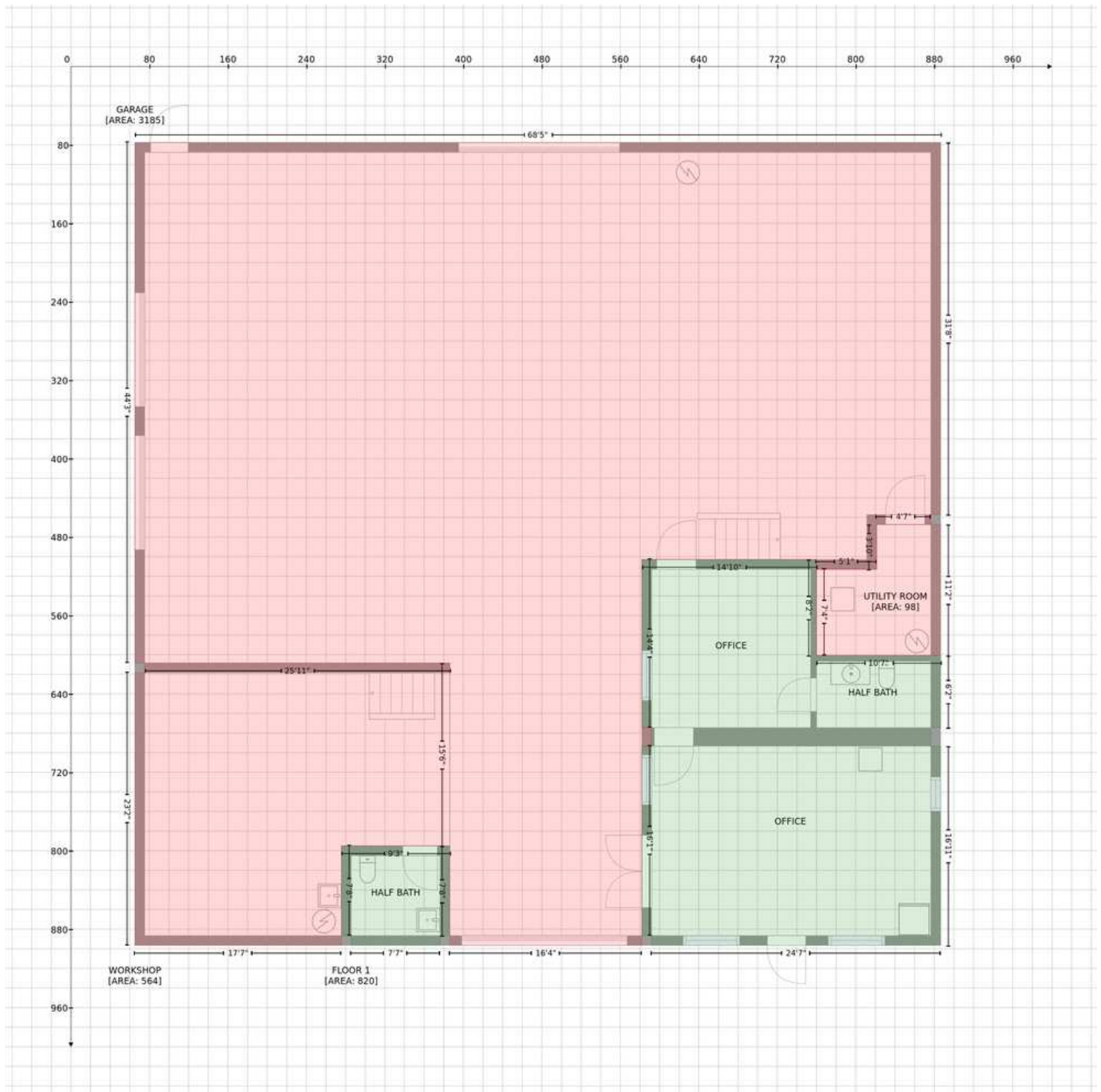
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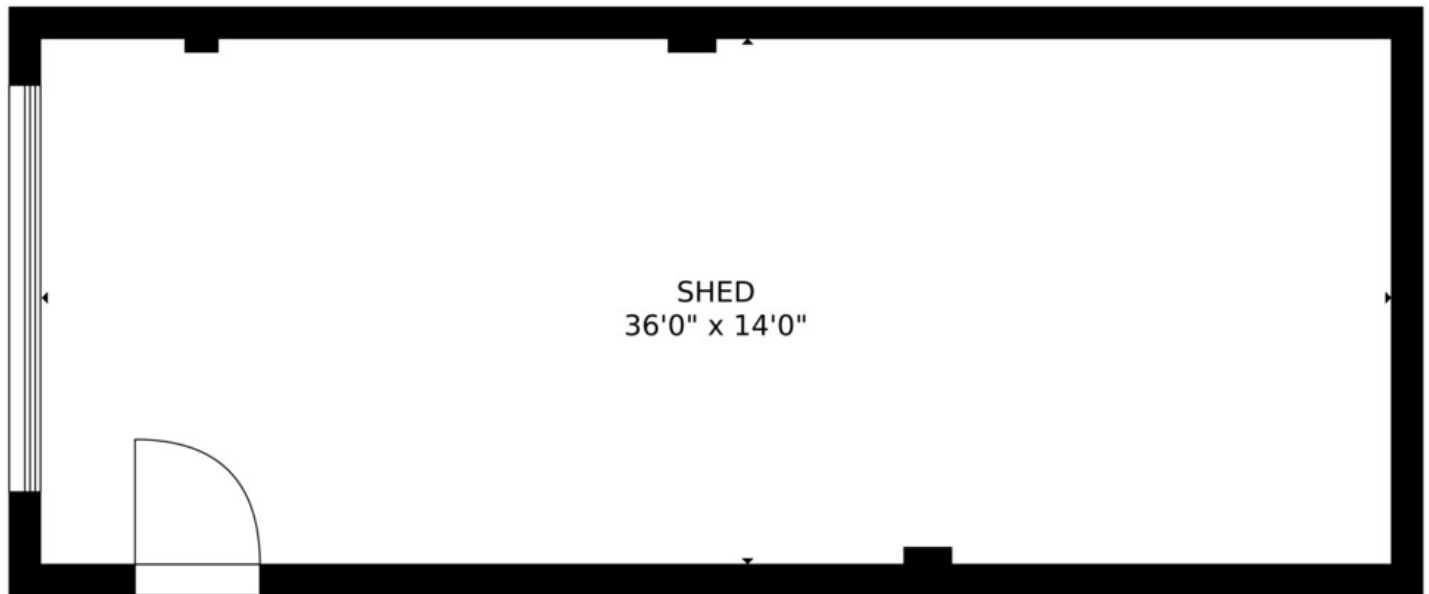
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Estimated areas
GLA FLOOR 1: 0 sq. ft, excluded 592 sq. ft
Total GLA 0 sq. ft, total scanned area 592 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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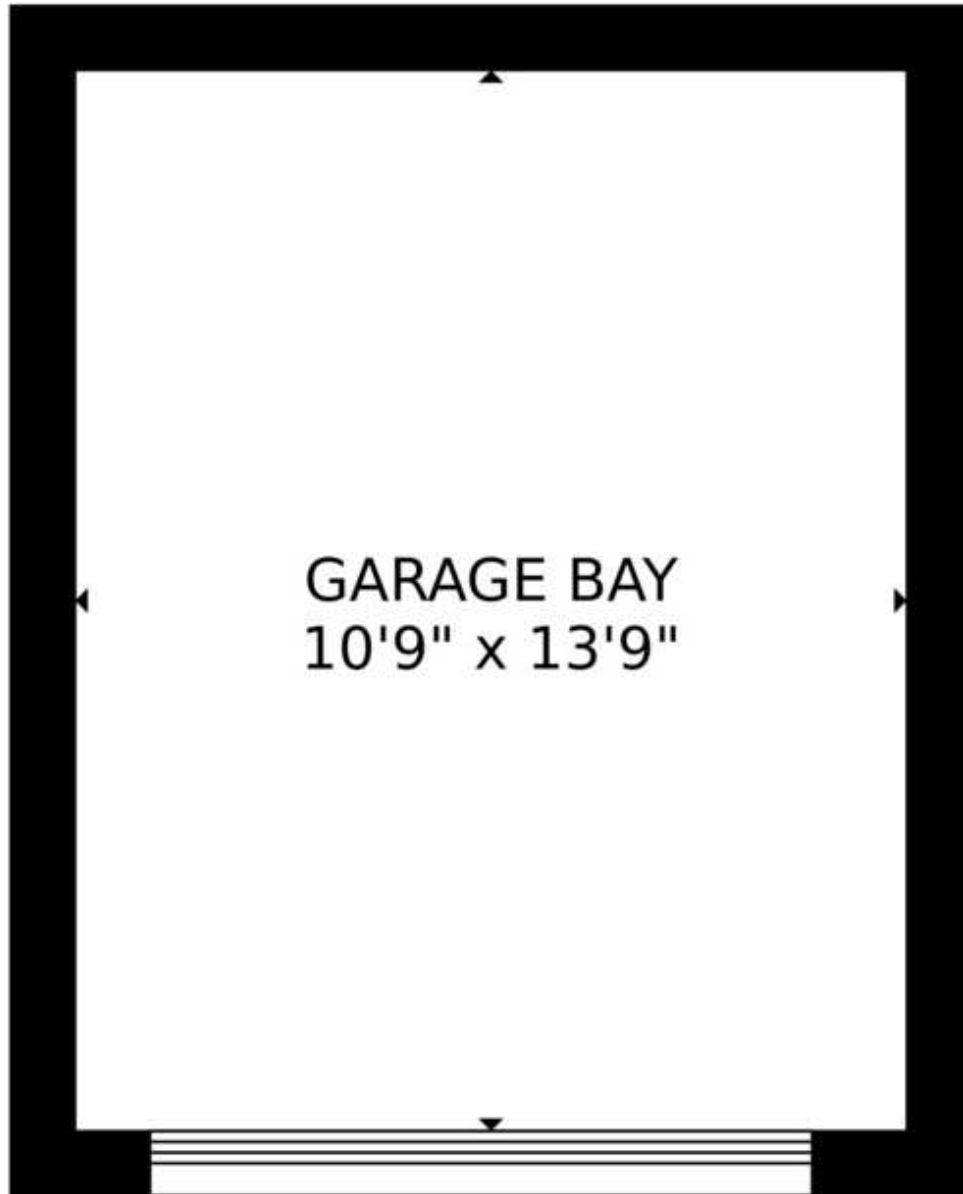
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Estimated areas
GLA FLOOR 1: 191 sq. ft, excluded 0 sq. ft
Total GLA 191 sq. ft, total scanned area 191 sq. ft

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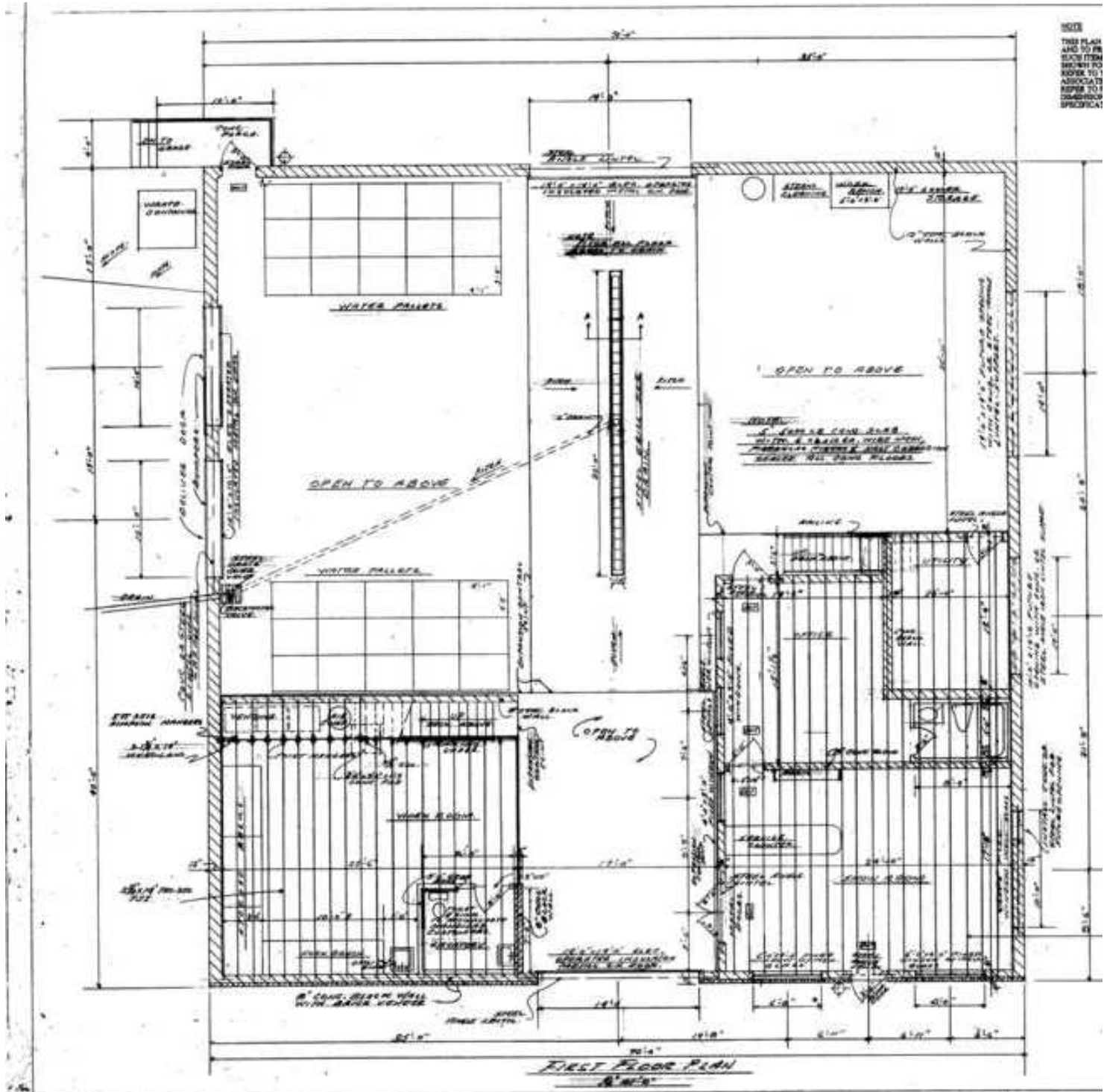
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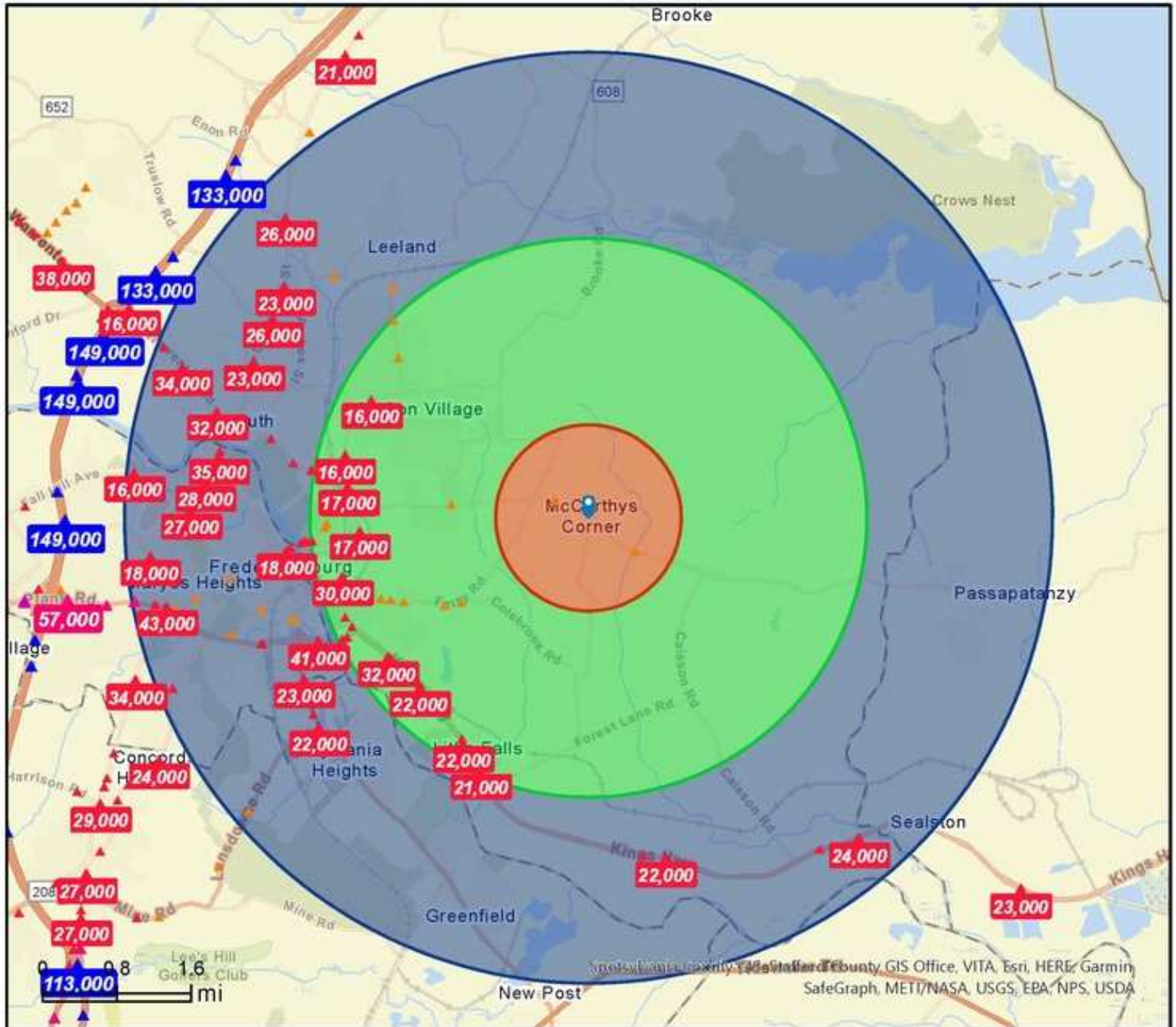
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000



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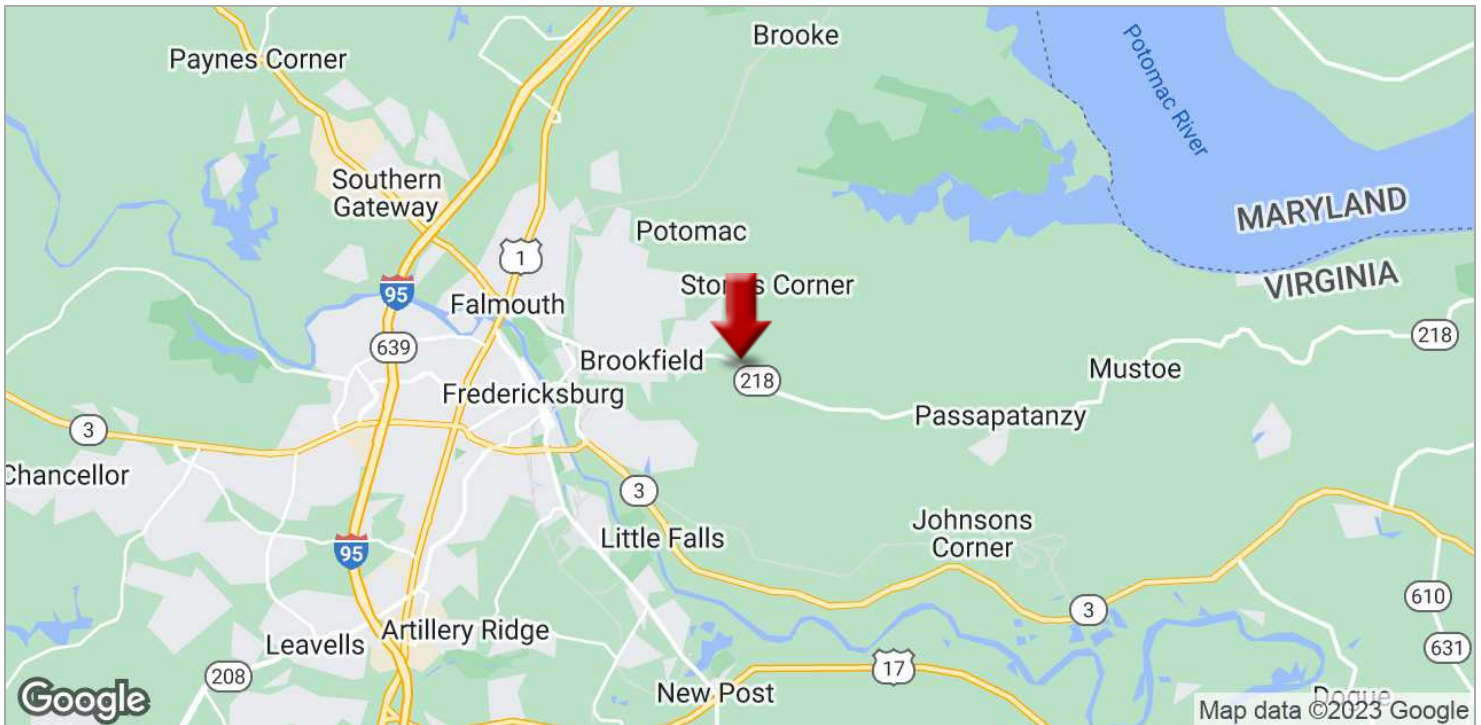
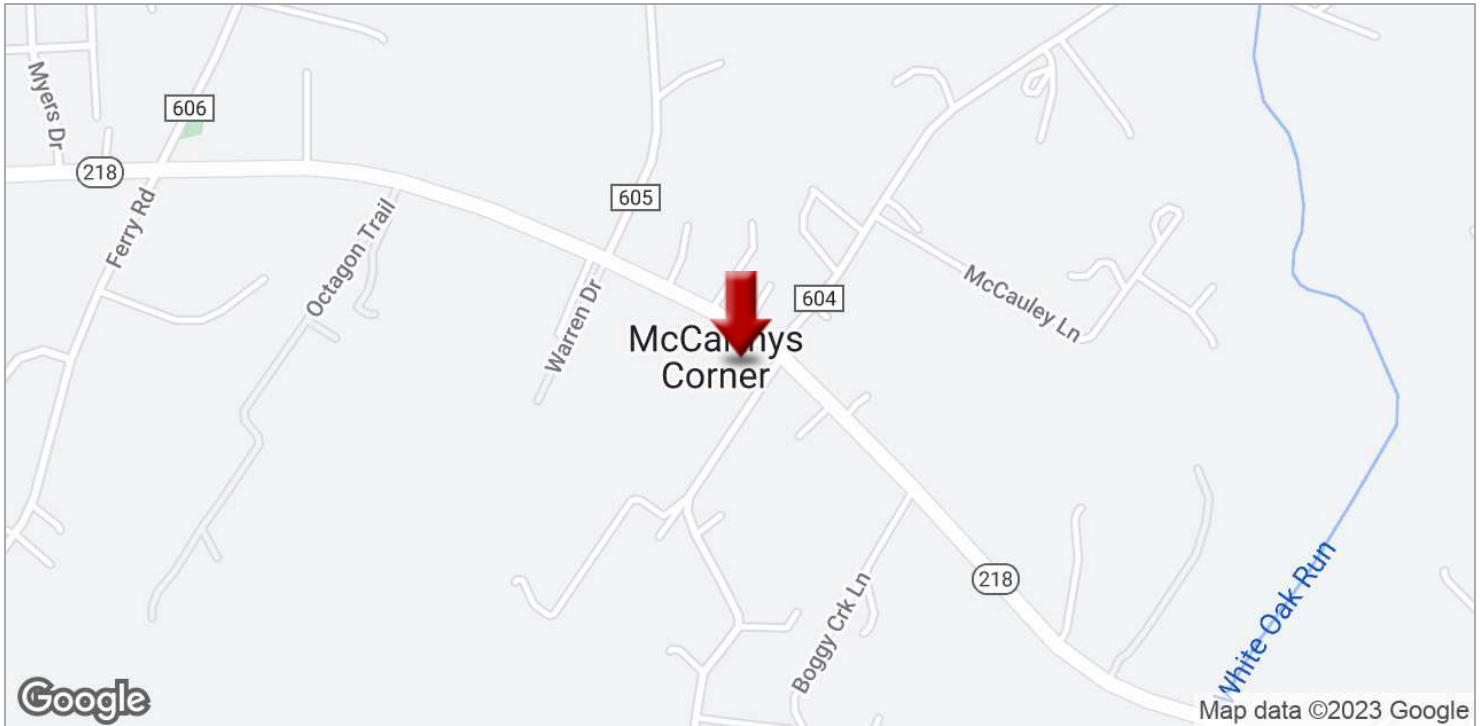
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