

OWN A PIECE OF HISTORY | HISTORIC WETSEL SEED BUILDING

128 West Market Street, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,265,000
Lot Size:	0.51 Acres
Year Built:	1925
Building Size:	24,408 SF 3 Stories
Zoning:	B1
Utilities:	Public Water Public Sewer Gas
MLS#:	621494



PROPERTY OVERVIEW

Over 24,000SF renovated historic building a block off Court Square in Downtown Harrisonburg! Thoroughly renovated in the late 2000s, no expense was spared when doing this renovation. Multiple points of access, multiple suites, and multiple meters allow this building to be continued to be rented as a successful commercial investment. The zoning also allows for residential uses, allowing an owner to have a mixed-use building. Ample parking allows for many options. Suites include a full-service restaurant available fully furnished, multiple retail and office suites. Come tour this once old seed store turned into a landmark where many businesses have successfully operated.

For More Information:

Craig Anders
540.383.6054
craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OWN A PIECE OF HISTORY | HISTORIC WETSEL SEED BUILDING

128 West Market Street, Harrisonburg, VA 22801

Aerial Photos



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OWN A PIECE OF HISTORY | HISTORIC WETSEL SEED BUILDING

128 West Market Street, Harrisonburg, VA 22801

Exterior Photos



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

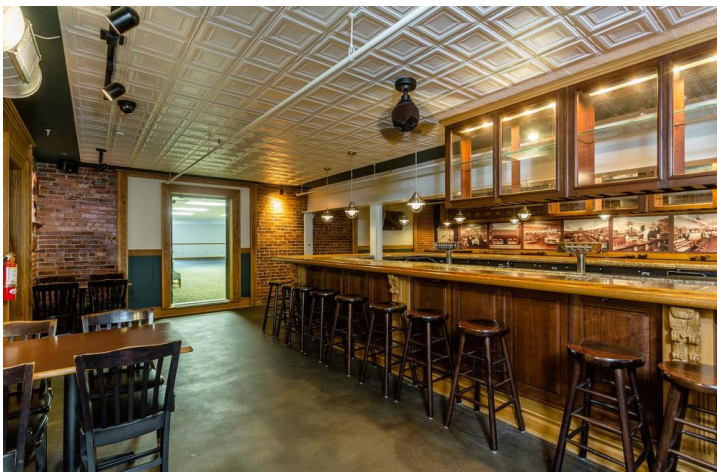
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OWN A PIECE OF HISTORY | HISTORIC WETSEL SEED BUILDING

128 West Market Street, Harrisonburg, VA 22801

Interior Photos - Restaurant Space



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OWN A PIECE OF HISTORY | HISTORIC WETSEL SEED BUILDING

128 West Market Street, Harrisonburg, VA 22801

Interior Photos - Premier Office/Retail Spaces Available



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

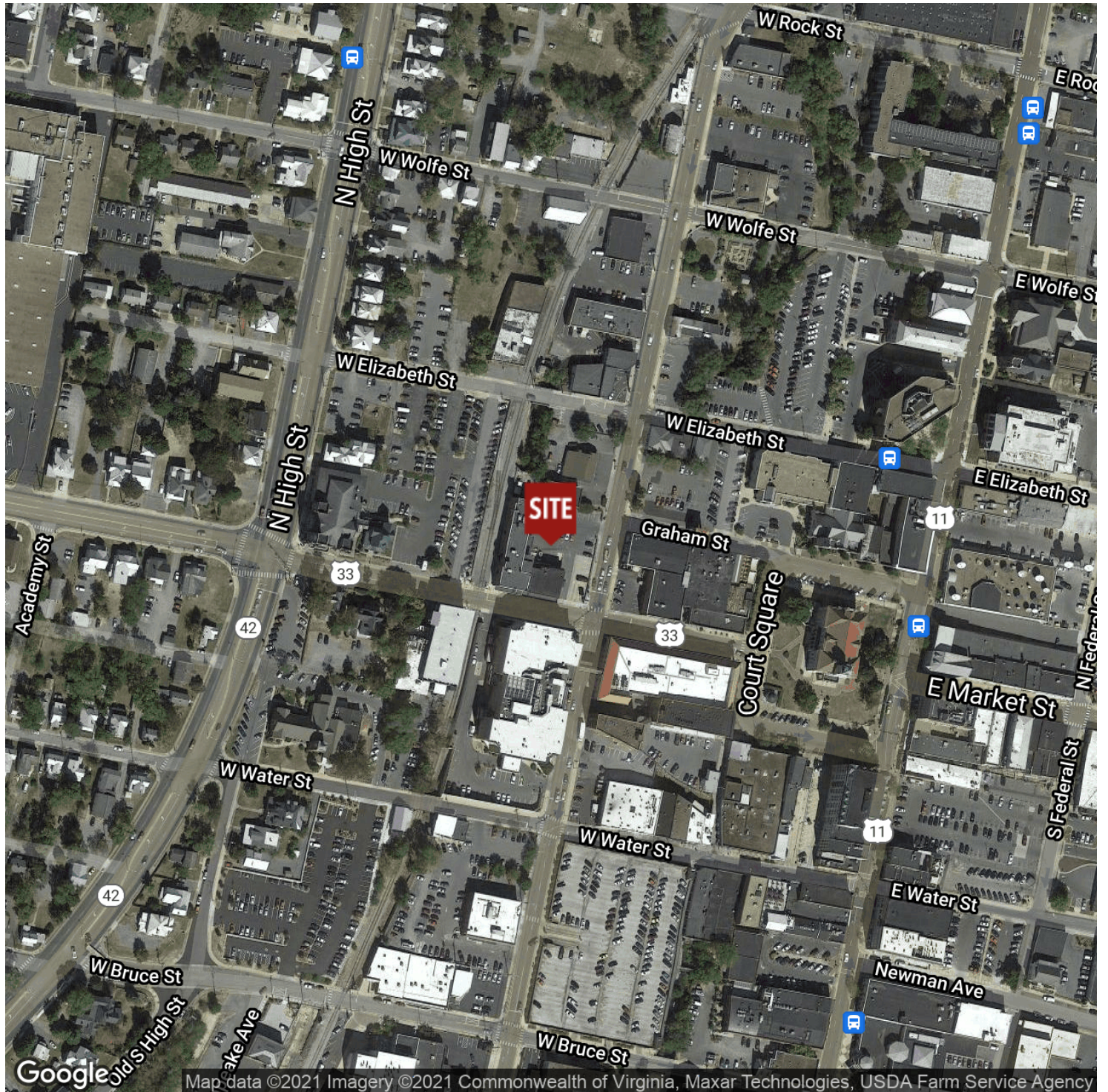
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OWN A PIECE OF HISTORY | HISTORIC WETSEL SEED BUILDING

128 West Market Street, Harrisonburg, VA 22801

Location Map



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.