

RENOVATED COMMERCIAL BUILDING FOR SALE

292 Brocks Gap Road, Broadway, VA 22815

Executive Summary



OFFERING SUMMARY

Sale Price:	\$289,000
Lot Size:	0.65 Acres
Building Size:	4,200 SF +/-
Zoning:	B1
Utilities:	Public Water Septic Sewer
MLS#	613062
Disclosure:	Part Owner/Agent



PROPERTY OVERVIEW

Building has been updated. New insulation, new electric (2) 200 amp boxes installed, has 2 floor drains, 12' ceiling, unfinished basement, all new guttering. 550 SF upstairs apartment partially finished. Excellent location sitting directly on Rt. 259. Sold "As-Is". Possible owner financing to qualified buyer.

For More Information:

Butch Strawderman
540.246.5959
butch.strawderman@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.

RENOVATED COMMERCIAL BUILDING FOR SALE

292 Brocks Gap Road, Broadway, VA 22815

Interior Photos



For More Information:

Butch Strawderman

540.246.5959

butch.strawderman@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.

RENOVATED COMMERCIAL BUILDING FOR SALE

292 Brocks Gap Road, Broadway, VA 22815

Exterior Photos



For More Information:

Butch Strawderman

540.246.5959

butch.strawderman@cottonwood.com

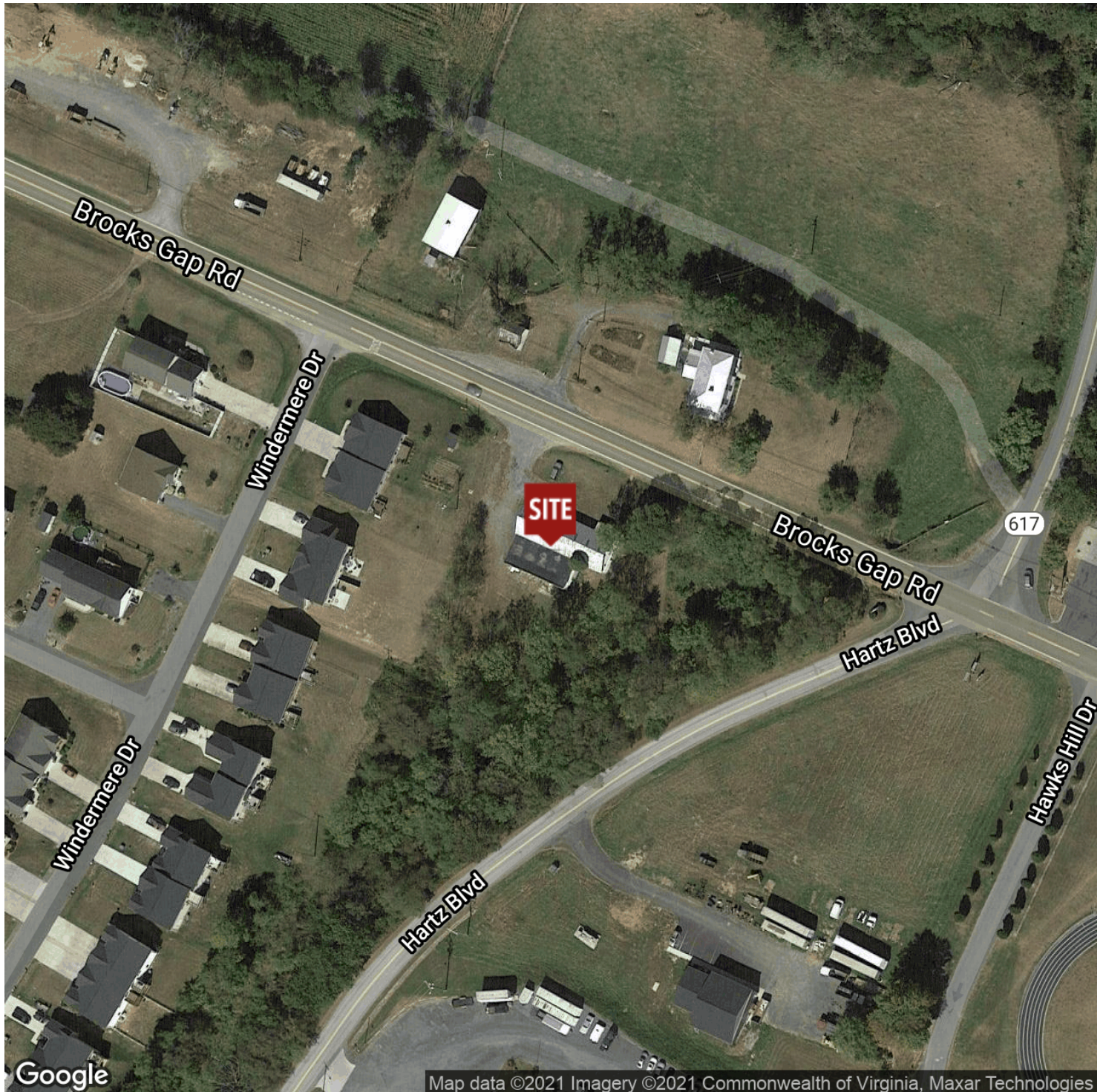
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

RENOVATED COMMERCIAL BUILDING FOR SALE

292 Brocks Gap Road, Broadway, VA 22815

Location Map



For More Information:

Butch Strawderman

540.246.5959

butch.strawderman@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.