

## Client Full

**101 Duke St #MULTIPLE, Culpeper, VA 22701**

**Active**

**Commercial Lease**

**\$16.00**



MLS #: 1000140617  
 Tax ID #: 41-49A; 41-49B; AND 41-48A  
 Association: HOA  
 Sub Type: Office  
 Waterfront: No

Leasable SQFT: 4,000  
 Price / Sq Ft: \$0.00  
 Business Use: Day Care Facility, Hair Salon and Spa, Institutional, Medical, Other, Other/General Retail, Professional, Religious Facility  
 Year Built: 2006  
 New Construct: Yes - Completed  
 Buildout Allowance: Yes

### Location

County: Culpeper, VA  
 In City Limits: Yes  
 Subdiv / Neigh: WILLOW SHADE

School District: Culpeper County Public Schools  
 Middle/Junior School: Culpeper  
 Elementary School: Sycamore Park

### Association / Community Info

HOA: Yes

### Taxes and Assessment

Zoning: C3

### Commercial Lease Information

Date Available: 06/30/15  
 Business Type: Day Care Facility, Hair Salon and Spa, Institutional, Medical, Other, Other/General Retail, Professional, Religious Facility

Current Use: Vacant  
 Leasable SQFT: 4,000

### Building Info

Entry Location: 1st Floor  
 Building Total SQFT: 19,922 / Estimated

Construction Materials: Concrete, Dryvit, Stone  
 Flooring Type: Concrete  
 Total Loading Docks: 0  
 Total Levelers: 0  
 Total Drive In Doors: 0

### Lot

Fencing Y/N: No

Road: Access - On Grade, Black Top / City/County, Public

### Parking

Car Parking Spaces 75  
**Total Parking Spaces 75**

Features: Driveway, Handicap Parking, Surface, Unassigned

### Interior Features

Interior Features: Accessibility Features: 32"+ wide doors

**Utilities**

Utilities: Central A/C, Zoned; Heating: Forced Air, Zoned; Heating Fuel: Natural Gas; Hot Water: Electric, Tankless; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: Parking Included In ListPrice,

Public: Commercial Center on heavy traffic corridor on North Side of Culpeper. Ideally sited and suited for a broad range of uses including but not limited to Offices, Medical, Retail Shops, Convenience Services, Salons, Florist, Day-Care, Restaurants, and Take-out Foods. High visibility and traffic for destination and impulse shoppers. Owner will work with lessees on custom build-out...1st Floor Suites range from 1,200 to 1,600 SF. 2nd Floor spaces range from 165 to 297 SF and lease for flat fees ranging from \$500 to \$1100/month. Full ADA with Elevator Service.C.A.M. maintenance fees are typically \$1.50/SF. Floor space plans available on request.

**Directions**

North Main Street and pass Queen Street, then property on the Right with Signs. Corner of Duke and Main.

**Listing Details**

Original Price:	\$16.00	DOM:	2,955
Listing Term Begins:	06/27/2015	Listing Terms:	As is Condition



Exterior (Front)

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