

Client Full

**11270 James Monroe Highway, Culpeper, VA
 22701**

Expired

Commercial Sale

\$1,200,000



MLS #: VACU2001264
 Tax ID #: NO TAX RECORD
 Ownership Interest: Fee Simple
 Sub Type: Land for Commercial Use
 Waterfront: No

Available SqFt: 303,613.00
 Price / Sq Ft: 774.69
 Business Use: Auto Related, Bowling Alley, Convenience Store/Gas, Flex, Funeral Home, Garden Center, Hotel/Motel, Institutional, Manufacturing, Other/General Retail, Professional, Recreation, Religious Facility, Restaurant/Bar, School, Storage, Vet/Kennel, Warehouse
 Year Built: 1969

Location

County: Culpeper, VA
 In City Limits: No

School District: Culpeper County Public Schools

Taxes and Assessment

Tax Annual Amt / Year: \$1,800 / 2021
 Zoning: CS

Tax Assessed Value: \$294,000 / 2021

Commercial Sale Information

Business Type: Auto Related, Bowling Alley, Convenience Store/Gas, Flex, Funeral Home, Garden Center, Hotel/Motel, Institutional, Manufacturing, Other/General Retail, Professional, Recreation, Religious Facility, Restaurant/Bar, School, Storage, Vet/Kennel, Warehouse

Potential Tenancy: Multiple
 Building Area Total: 1,549 / Estimated

Building Info

Building Total SQFT: 1,549 / Estimated

Construction Materials: Block, Brick, Frame
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 6.97a / 303613.2sf / Estimated

Lot Features: Cleared, Level, Open, Road Frontage

Parking

Car Parking Spaces: 50
Total Parking Spaces: 50

Features: Driveway, Parking Lot

Interior Features

Interior Features: Accessibility Features: Ramp - Main Level

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Septic Exists

Remarks

Public: This is an assemblage of Tax Parcels. The stated address is that of the improvement and associated 1 acre. To the South is a 3.69 acres parcel with no improvement. To the rear of the building is a pipestem lot of 2.28 acres. The property is listed as "highest and best use value", being almost 7 acres of Commercial Services property on an extremely well trafficked US 29! The improvement is a sound structure but is not a value command factor in this commercial offering. The tracts collectively are about 60% cleared, and mostly level. There are two entrances in place from Northbound US 29, with no crossovers, It is certain that VDOT will require significant access improvements for any new use. There are good site distances and adequate ROW for any required improvements.

Directions

South from Culpeper on US 29 to crossover Sign on Property

Listing Details

Original Price:	\$1,200,000	DOM:	303
Sale Type:	Standard	Off Market Date:	11/30/22
Listing Term Begins:	11/04/2021		
Possession:	Settlement		



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