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## Client Full

**Southgate Shopping Center #255,  
 Culpeper, VA 22701**

**Active**

**Commercial  
 Lease**

**\$4,500.00**



MLS #: VACU143234  
 Tax ID #: NO TAX RECORD  
 Sub Type: Land for Commercial Use  
 Waterfront: No

Leasable SQFT: 5,000  
 Price / Sq Ft: \$0.90  
 Business Use: Big Box Retail, Institutional, Medical, Other, Other/General Retail  
 Year Built: 1973  
 Property Condition: Good

### Location

County: Culpeper, VA  
 In City Limits: Yes  
 School District: Culpeper County Public Schools

### Taxes and Assessment

Zoning: C  
 Zoning Description: Commercial

### Commercial Lease Information

Date Available: 01/01/21  
 Business Type: Big Box Retail, Institutional, Medical, Other, Other/General Retail  
 Current Use: Vacant  
 Leasable SQFT: 5,000

### Building Info

Construction Materials: Block, Brick, Concrete, Frame, Mixed  
 Flooring Type: Concrete, Tile/Brick, Vinyl  
 Roof: Built-Up  
 Total Loading Docks: 0  
 Total Levelers: 0  
 Total Drive In Doors: 0

### Parking

Car Parking Spaces: 40  
 Total Parking Spaces: 40  
 Features: Parking Lot

### Interior Features

Interior Features: Accessibility Features: 32"+ wide doors, 36"+ wide Halls, Level Entry - Main, No Stairs

### Utilities

Utilities: Central A/C, Heat Pump(s), Heating: Central, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

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**Remarks**

Public: Located in one of Culpeper's most active commercial centers, this highly visible space offers many optional uses. The space is approximately 5,000 SF, and largely rectangular with open floor plan, having been in continuous rental for decades, it need cleaning and painting, planned by ownership. Otherwise, the ownership will remain responsible for the integrity and full function of roof, HVAC, electrical, and plumbing features. The suite is being offered in current open space configuration. Any requirement for buildout will have to be further negotiated per term and rate. Ownership is responsible for parking lot maintenance and snow removal. Tenant is responsible for routine maintenance of HVAC filters, and minor plumbing issues stemming from use and care of the public space immediately fronting suite.

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**Directions**

From downtown, South on Main Street to traffic light at Blue Ridge Avenue, Turn into Southgate Center and proceed to enter the large parking lot and find listing next to Waves Salon, with sign.

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**Listing Details**

Original Price: \$4,500.00 DOM: 103  
Listing Term Begins: 12/21/2020



255 Southgate Center

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