

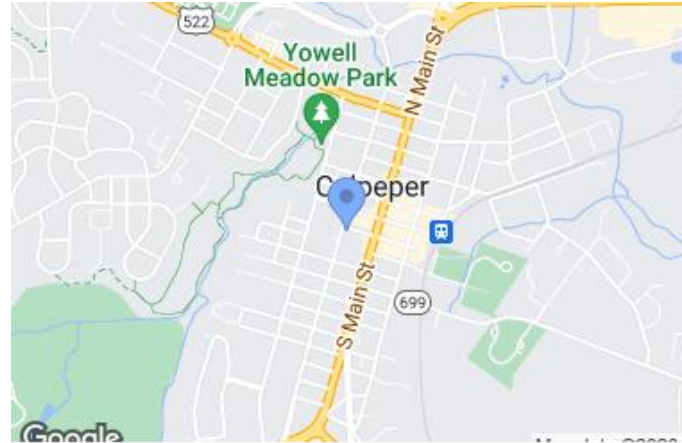
## Client Full

301 West St S, Culpeper, VA 22701

Active

Commercial Sale

\$825,000



MLS #:	VACU2004520	Available SqFt:	4,044.00
Tax ID #:	41A2 1 Y 10	Price / Sq Ft:	204.01
Ownership Interest:	Fee Simple	Business Use:	Apartment Building, Day Care Facility, Flex, Institutional, Medical, Other, Professional, Religious Facility
Sub Type:	Office	Year Built:	1952
Waterfront:	No		

### Location

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

### Taxes and Assessment

Tax Annual Amt / Year:	\$3,341 / 2022	Tax Assessed Value:	\$529 / 2022
Zoning:	C2		
Zoning Description:	Commercial		

### Commercial Sale Information

Business Type:	Apartment Building, Day Care Facility, Flex, Institutional, Medical, Other, Professional, Religious Facility	Potential Tenancy:	Multiple
		Building Area Total:	4,044 / Estimated

### Building Info

Building Total SQFT:	4,044 / Estimated	Construction Materials:	Brick, Brick Veneer, Concrete
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

### Lot

Lot Acres / SQFT:	0.48a / 20908.8sf / Estimated
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### Parking

Car Parking Spaces	15	Features:	Parking Lot
<b>Total Parking Spaces</b>	<b>15</b>		

### Interior Features

Interior Features:	Accessibility Features: 32"+ wide doors, Accessible Switches/Outlets
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### Utilities

Utilities:	Central A/C; Cooling Fuel: Electric; Heating: Central, Heat Pump-Gas BackUp; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer
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### Remarks

Public:	This extraordinarily well maintained building, with two lots, generous off-street parking, and positioned in the heart of downtown commercial sectors, judicial activity, and government administration is in a near perfect location for almost any use. While it has been in continuous use as a professional office building for decades, it was originally an apartment building and could be renovated to conform to that use again. The two city lots will allow for another similar structure to be built thereon. Therein lies a tremendous value to any owner or investor. The corner lot is certainly another asset. To see is to truly appreciate this downtown jewel.
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### Directions

Proceed in downtown area to address

### Listing Details

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Original Price:	\$825,000	DOM:	196
Sale Type:	Standard		
Listing Term Begins:	01/16/2023		
Possession:	Settlement		



Corner lot with off-street paved parking



Rear parking

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