

## Client Full

102 Duke St #103, 104, Culpeper, VA 22701

Active

Commercial Lease

\$14.00



MLS #: 1000140621  
 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: Flex, Hair Salon and Spa, Institutional, Medical, Other, Other/General Retail, Professional, Religious Facility  
 Year Built: 2004  
 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: Flex, 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: 10,178 / Estimated

Construction Materials: Concrete, 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: 30  
**Total Parking Spaces: 30**

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...\$12.50/SF NNN includes C.A.M. Suites are numbered 101 to 108. Suites sizes range from 1084 to 1615 SF.

## Directions

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

## Listing Details

Original Price:	\$13.00	Previous List Price:	\$13.50
Listing Term Begins:	06/27/2015	DOM:	2,955
		Listing Terms:	As is Condition



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