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## Client Full

**1301 Orange Rd, Culpeper, VA 22701**

**Active**

**Commercial Sale**

**\$295,000**



**Recent Change: 10/21/2019 : DOWN : \$339,900->\$295,000**

|                     |             |                     |                 |
|---------------------|-------------|---------------------|-----------------|
| MLS #:              | 1000263496  | Available SqFt:     | 3,000.00        |
| Tax ID #:           | 41-A3-4- -1 | Price / Sq Ft:      | 91.50           |
| Ownership Interest: | Fee Simple  | Business Use:       | Other           |
| Sub Type:           | Office      | Year Built:         | 1959            |
| Waterfront:         | No          | Property Condition: | As-is condition |

### Location

|                    |              |                       |                                |
|--------------------|--------------|-----------------------|--------------------------------|
| County:            | Culpeper, VA | School District:      | Culpeper County Public Schools |
| In City Limits:    | Yes          | High School:          | Eastern View                   |
| Legal Subdivision: | J R THOMAS   | Middle/Junior School: | Floyd T. Binns                 |
| Subdiv / Neigh:    | J R Thomas   | Elementary School:    | Farmington                     |
|                    |              | Election District:    | 7                              |

### Taxes and Assessment

|                        |                    |                        |                  |
|------------------------|--------------------|------------------------|------------------|
| Tax Annual Amt / Year: | \$1,923 / 2017     | Tax Assessed Value:    | \$249,800 / 2017 |
| County Tax:            | \$1,674 / Annually | Imprv. Assessed Value: | \$94,800         |
| City/Town Tax:         | \$250 / Annually   | Land Assessed Value:   | \$155,000        |
| Zoning:                | R2                 | Section:               | 4                |
|                        |                    | Block/Lot:             | LOT              |

### Commercial Sale Information

|                |          |                      |                   |
|----------------|----------|----------------------|-------------------|
| Business Type: | Other    | Potential Tenancy:   | Multiple          |
| Gross Income:  | \$26,700 | Building Area Total: | 3,224 / Estimated |

### Expenses

Operating Expenses: \$3,000

### Building Info

|                      |                   |                         |          |
|----------------------|-------------------|-------------------------|----------|
| Building Total SQFT: | 3,224 / Estimated | Construction Materials: | Concrete |
|                      |                   | Total Loading Docks:    | 0        |
|                      |                   | Total Levelers:         | 0        |
|                      |                   | Total Drive In Doors:   | 1        |

### Lot

|                   |                            |
|-------------------|----------------------------|
| Lot Acres / SQFT: | 0.18a / 7,841sf / Assessor |
| Fencing Y/N:      | No                         |

### Interior Features

Interior Features: No Fireplace, Accessibility Features: None

### Parking

Parking: No Parking

**Utilities**

Utilities: No Cooling, Cooling Fuel: Electric, Heating: Central, Heating Fuel: Natural Gas, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

**Remarks**

Public: This is a highly visible small acreage location with excellent traffic numbers. Zoned R2 multiple family with Shop Space on first level and two apartments on 2nd Level. Tenants in place with market rents. Value in land is significant for the correct use due to traffic counts. While building needs TLC, the structure is essentially sound.

**Directions**

From Main street, South on Orange Road to Cherry Street intersection. Property on left with signs

**Listing Details**

|                      |            |                      |           |
|----------------------|------------|----------------------|-----------|
| Original Price:      | \$349,900  | Previous List Price: | \$339,900 |
| Sale Type:           | Standard   | DOM:                 | 588       |
| Listing Term Begins: | 03/13/2018 |                      |           |
| Possession:          | Settlement |                      |           |



Exterior (Front)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (Rear)

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