

Client Full

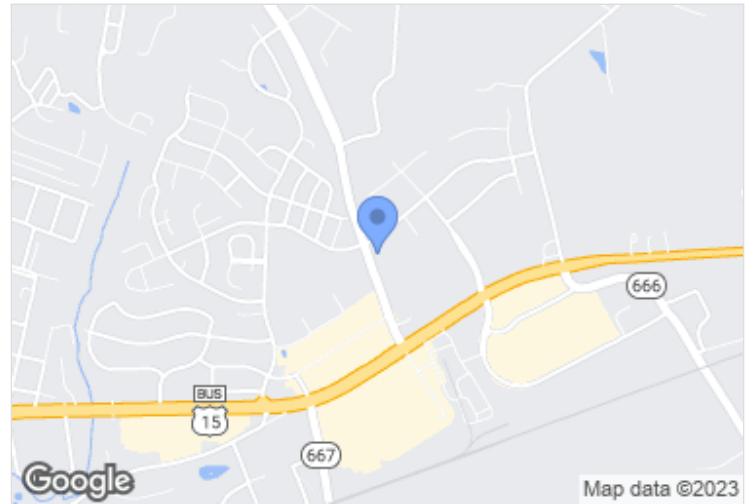
15711 Ira Hoffman Ln, Culpeper, VA 22701

Active

Commercial Sale

\$1,225,000

Hoffman Land Co. LLC



MLS #: 1000140505
Tax ID #: 41- - - 72A
Ownership Interest: Fee Simple
Sub Type: Office
Waterfront: No

Available SqFt: 2,038.00
Price / Sq Ft: 601.08
Business Use: Hotel/Motel, Other
Year Built: 1974

Location

County: Culpeper, VA
In City Limits: Yes
Legal Subdivision: KING STREET COMMONS
Subdiv / Neigh: KING STREET COMMONS

School District: Culpeper County Public Schools
Middle/Junior School: Culpeper
Election District: 7

Taxes and Assessment

Tax Annual Amt / Year: \$9,363 / 2013
County Tax: \$8,095 / Annually
City/Town Tax: \$1,268 / Annually
Zoning: C2

Tax Assessed Value: \$975,300 / 2013
Imprv. Assessed Value: \$145,800
Land Assessed Value: \$829,500

Commercial Sale Information

Business Type: Hotel/Motel, Other
Gross Income: \$100
Financial Data Source: Owner

Current Use: Commercial, Residential, Storage Yard
Potential Tenancy: Single
Building Area Total: 2,038 / Estimated

Expenses

Operating Expenses: \$100

Building Info

Building Total SQFT: 2,038 / Estimated

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

Lot

Lot Acres / SQFT: 2.78a / 121097sf / Estimated
Fencing Y/N: No

Parking

Truck/Trailer Parking Spaces: 25
Car Parking Spaces: 50
Total Parking Spaces: 75

Features: Driveway, Off Site, Surface

Interior Features

Interior Features: No Fireplace; Accessibility Features: None

Utilities

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

Remarks

Inclusions: Parking Included In ListPrice,

Public: This is an extraordinary corner in the heart of the NEW COMMERCIAL HUB of Culpeper! Close by are Lowes, TJ MAXX, Big Lots, Belk, WalMart Super Center, Target, Dicks, Staples, PetSmart, Martins, Paneras, Chipotle, Ruby Tuesdays, Chilis, Starbucks and many other national stores and restaurants. Ira Hoffman is a major traffic transition artery. Major New Housing developments in the immediate area.

Directions

Along Ira Hoffman Lane to corner with Burgandine Avenue...sign on coner!

Listing Details

| | | | |
|----------------------|---------------|----------------|-----------------|
| Original Price: | \$1,225,000 | DOM: | 3,289 |
| Sale Type: | Standard | Listing Terms: | As is Condition |
| Listing Term Begins: | 07/29/2014 | | |
| Possession: | Settlement | | |
| Disclosures: | Sell Entirely | | |



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