

Tom Boyd
 RE/MAX Crossroads
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Client Full

18424 Gate Rd, Culpeper, VA 22701

Active

Commercial Sale

\$745,000



Recent Change: 11/18/2019 : DOWN : \$795,000->\$745,000

MLS #:	VACU138642	Available SqFt:	94,090.00
Tax ID #:	51- - - 6F	Business Use:	Apartment Building, Auto Related, Banquet Facility/Lodge, Bowling Alley, Day Care Facility, Garden Center, Hotel/Motel, Institutional, Manufacturing, Medical, Other/General Retail, Recreation, Religious Facility, Restaurant/Bar, Warehouse
Ownership Interest:	Fee Simple	Year Built:	2015
Sub Type:	Land for Commercial Use		
Waterfront:	No		

Location

County:	Culpeper, VA	School District:	Culpeper County Public Schools
In City Limits:	No	Election District:	7

Taxes and Assessment

Tax Annual Amt / Year:	\$20,820 / 2018	Tax Assessed Value:	\$3,107,600 / 2018
County Tax:	\$20,820 / Annually	Imprv. Assessed Value:	\$2,505,300
Clean Green Assess:	No	Land Assessed Value:	\$602,300
Zoning:	CS	Land Use Code:	012

Commercial Sale Information

Business Type:	Apartment Building, Auto Related, Banquet Facility/Lodge, Bowling Alley, Day Care Facility, Garden Center, Hotel/Motel, Institutional, Manufacturing, Medical, Other/General Retail, Recreation, Religious Facility, Restaurant/Bar, Warehouse	Potential Tenancy:	Single
		Building Area Total:	Assessor

Building Info

Building Total SQFT:	Assessor	Construction Materials:	Other
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT: 6.02a / 262,379sf / Developer

Interior Features

Interior Features: Accessibility Features: None

Parking

Parking: No Parking

Utilities

Utilities: No Cooling, Cooling Fuel: Electric, Heating: None, Heating Fuel: None, Hot Water: None, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Terrific pad ready 2.16 acre site with full services. This site is a portion on a larger 6+ acre site with owner willing to formally subdivide as a condition of contract interest. The taxes shown are reflective of the greater 6+ acre site and multiple improvements thereon! Zoned for a very broad number of commercial uses. Immediately adjacent to NEW Hampton Inn by Hilton. Excellent visibility from busy US 29, and directly accessible from state maintained roads. A rare property awaits the right new commercial venture, All traffic management infrastructure is totally in place at entrance from Lovers Lane.

Directions

From Route 15, turn onto Lovers Lane. Proceed to Hampton Inn on Left. This lot fronts Lovers Lane with a sign

Listing Details

Original Price:	\$815,000	Previous List Price:	\$795,000
Sale Type:	Standard	DOM:	164
Listing Term Begins:	06/09/2019		
Possession:	Settlement		



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