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Client Full

8623 Rixeyville Rd S, Rixeyville, VA 22737

Active

Commercial Sale

\$225,000



MLS #: VACU116212
 Tax ID #: 21-73B
 Ownership Interest: Fee Simple
 Sub Type: Services
 Waterfront: No

Available SqFt: 1.00
 Price / Sq Ft: 127.84
 Business Use: Apartment Building
 Year Built: 1972

Location

County: Culpeper, VA
 In City Limits: No
 School District: Culpeper County Public Schools
 High School: Call School Board
 Middle/Junior School: Call School Board
 Elementary School: Emerald Hill
 Directions: From Culpeper, proceed motherly on VA 229, RIXEYVILLE Road to to intersection with Monumental Mills Road. Property on Right

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,430 / 2017
 Zoning: CC
 Tax Assessed Value: \$159,900 / 2017
 Imprv. Assessed Value: \$84,900
 Land Assessed Value: \$75,000

Commercial Sale Information

Business Type: Apartment Building
 Potential Tenancy: Multiple
 Building Area Total: 1,760 / Assessor

Building Info

Building Total SQFT: 1,760 / Assessor
 Construction Materials: Aluminum Siding, Combination, Concrete, Stick Built
 Total Loading Docks: 1
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0a / 43,560sf / Assessor
 Fencing Y/N: No

Parking

Parking: Driveway Parking, Parking Lot, Private 11+ Spaces, Free Parking, Lighted Parking, Parking Space Conveys, Paved Driveway, Paved Parking, Private Parking

Utilities

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

Remarks

Public: Perhaps the most attractive factor about this offering is that the US Postal Service occupies the ground floor as a long standing credit-worthy tenant, The likelihood of this Post Office continuing to lease this location is quite high. There is a two bedroom apartment above the Post Office that leases privately, Combined rents gross \$2,100/month. Annual expenses approximate \$3,000/year.

Listing Details

Original Price:	\$225,000	DOM:	253
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	12/13/2018		
Possession:	Settlement		



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