

## Client Full

101 Duke St #MULTIPLE, Culpeper, VA 22701

Active

Commercial Lease

\$16.00



MLS #: 1000140617  
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: Day Care Facility, Hair Salon and Spa, Institutional, Medical, Other, Other/General Retail, Professional, Religious Facility  
Year Built: 2006  
New Construct: Yes - Completed  
Buildout Allowance: Yes

### Location

County:	Culpeper, VA	School District:	Culpeper County Public Schools
In City Limits:	Yes	Middle/Junior School:	Culpeper
Subdiv / Neigh:	WILLOW SHADE	Elementary School:	Sycamore Park

### Association / Community Info

HOA: Yes

### Taxes and Assessment

Zoning: C3

### Commercial Lease Information

Date Available:	06/30/15	Current Use:	Vacant
Business Type:	Day Care Facility, Hair Salon and Spa, Institutional, Medical, Other, Other/General Retail, Professional, Religious Facility	Leasable SQFT:	4,000

### Building Info

Entry Location:	1st Floor	Construction Materials:	Concrete, Dryvit, Stone
Building Total SQFT:	19,922 / Estimated	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:	75	Features:	Driveway, Handicap Parking, Surface, Unassigned
<b>Total Parking Spaces</b>	<b>75</b>		

### 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...1st Floor Suites range from 1,200 to 1,600 SF. 2nd Floor spaces range from 165 to 297 SF and lease for flat fees ranging from \$500 to \$1100/month. Full ADA with Elevator Service.C.A.M. maintenance fees are typically \$1.50/SF. Floor space plans available on request.

**Directions**

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

**Listing Details**

Original Price: \$16.00      DOM: 3,866  
Listing Term Begins: 06/27/2015      Listing Terms: As is Condition



Exterior (Front)

Exterior photo of Willow Shade Center

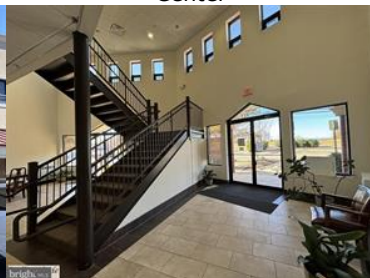
Exterior photo of Willow Shade Center



Exterior photo of Willow Shade Center

Exterior photo of Willow Shade Center

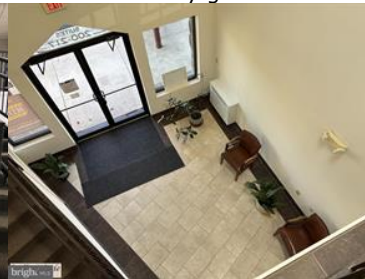
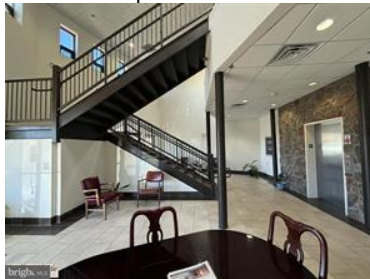
Exterior photo of Suite 117



Exterior photo of Suite 117

Interior Lobby ground floor

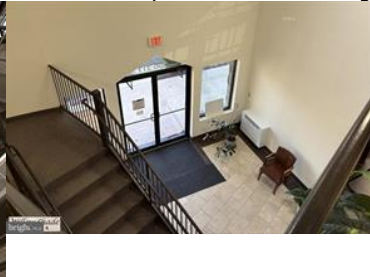
Interior Lobby ground floor



Interior Lobby ground floor

Interior Lobby from stairs landing

Interior Lobby from second floor



Interior Lobby from second floor Interior Lobby from second floor Interior Lobby from second floor



2nd floor elevator/lobby



2nd floor elevator/lobby



Suite 117 view from entrance



Suite 117 view from entrance



Suite 117 view from entrance



Suite 117 view from entrance



Suite 117 Office



Suite 117 Office



Suite 117 Office



Suite 117 Main room



Suite 117 Back office



Suite 117 Back office



Suite 117 Back office



Suite 117 Kitchen/utilities



Suite 117 Kitchen/utilities



Suite 117 Restroom



Suite 117 Restroom



Suite 117 view from hallway



Suite 117 back entrance



2nd floor hallway to the right  
(Suites 211, 212)



Suite 211



Suite 211



Suite 211



Suite 212



Suite 212



Suite 212



Shared kitchenette on 2nd floor



2nd floor hallway to the left  
(restrooms/kitchen)



Shared kitchenette on 2nd floor



Women's restroom



Women's restroom



Women's restroom



Men's restroom



Men's restroom



Men's restroom



Men's restroom



---

Tom Boyd | RE/MAX Gateway | tomboyd@remax.net | Cell: (540) 717-5959