![SVN Commercial Specialists logo]

COMMERCIAL PROPERTY - MIXED USE

16467 OLD VALLEY PIKE
EDINBURG, VA 22824

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Showroon on main level
3-Bedroom apartment upstairs

Stand-alone showroom

40' x 60' Warehouse with front showroom

Property Summary

OFFERING SUMMARY

Sale Price: $399,000

Lot Size: 1.63 Acres

Year Built: 1896

Building Size: 6,000 SF

Zoning: Comm

Market: Northern Virginia
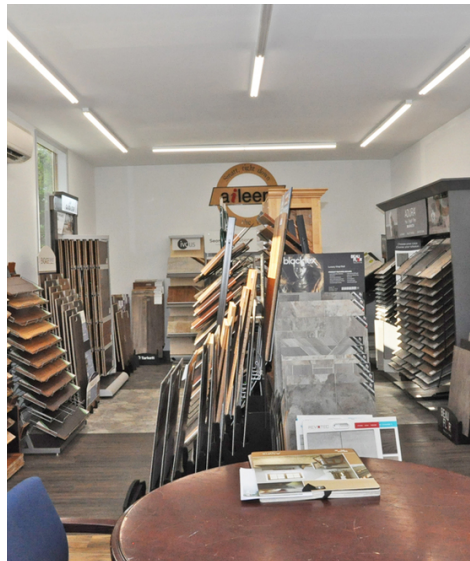
Submarket: Edinburg

Price / SF: $66.50

PROPERTY OVERVIEW

Unique opportunity to own a 1.63 acre lot with three separate buildings at this site. Residential building with 3-BR apartment on second level, renting for $1,000 per month. Lower level is currently used as office, but could be easily converted to apartment for an additional +/- $900 per month of rental income. There is a 700sf showroom space in metal building #2, while metal building #3 contains a 640sf showroom with 2,400sf of heated, dry, insulated warehouse storage space. The property was previously used as a Kitchen Cabinet, Ceramic Tile and Flooring store. Property is complete and ready to be a turnkey service shop for Home Improvement, Plumbing Supply, HVAC, Electrical Service and Lumber Supply. Other uses could be; Auto related service, Machinery sales and service, Flea-market, Auction facility or Farmers Market with greenhouse. Property has Well and Septic with generous parking area in rear. Old Valley Pike is Rte. #11, which has easy access from I-81 at Exit #283 or Exit #279. Priced for immediate sale! Variable rate commission!
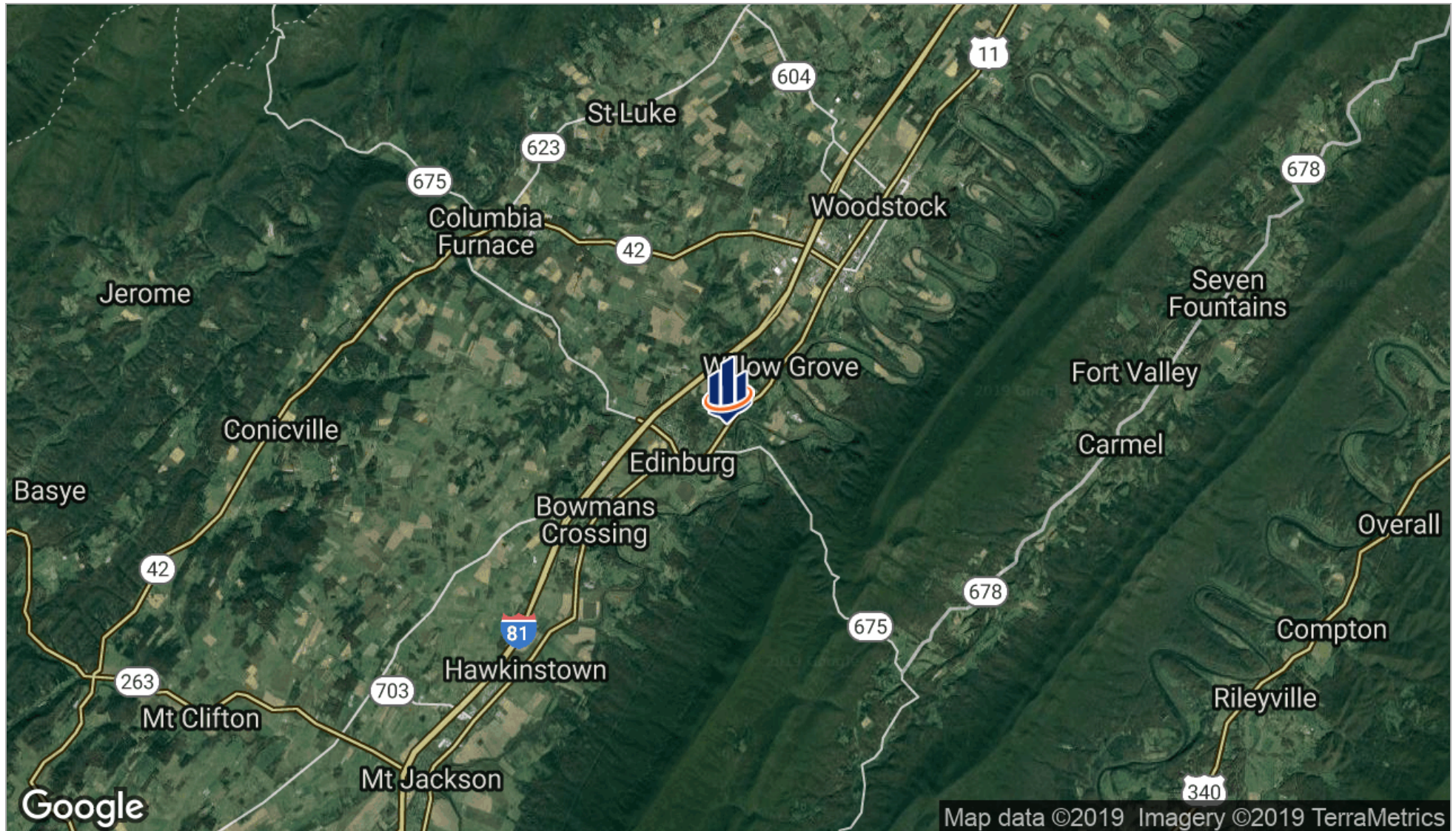
PROPERTY HIGHLIGHTS

- Great property for end user with additional rental income

- Located along busy Rte. #11, with access from two I-81 Exits, #279 and #283

- High visibility with nearly new metal buildings for your service company

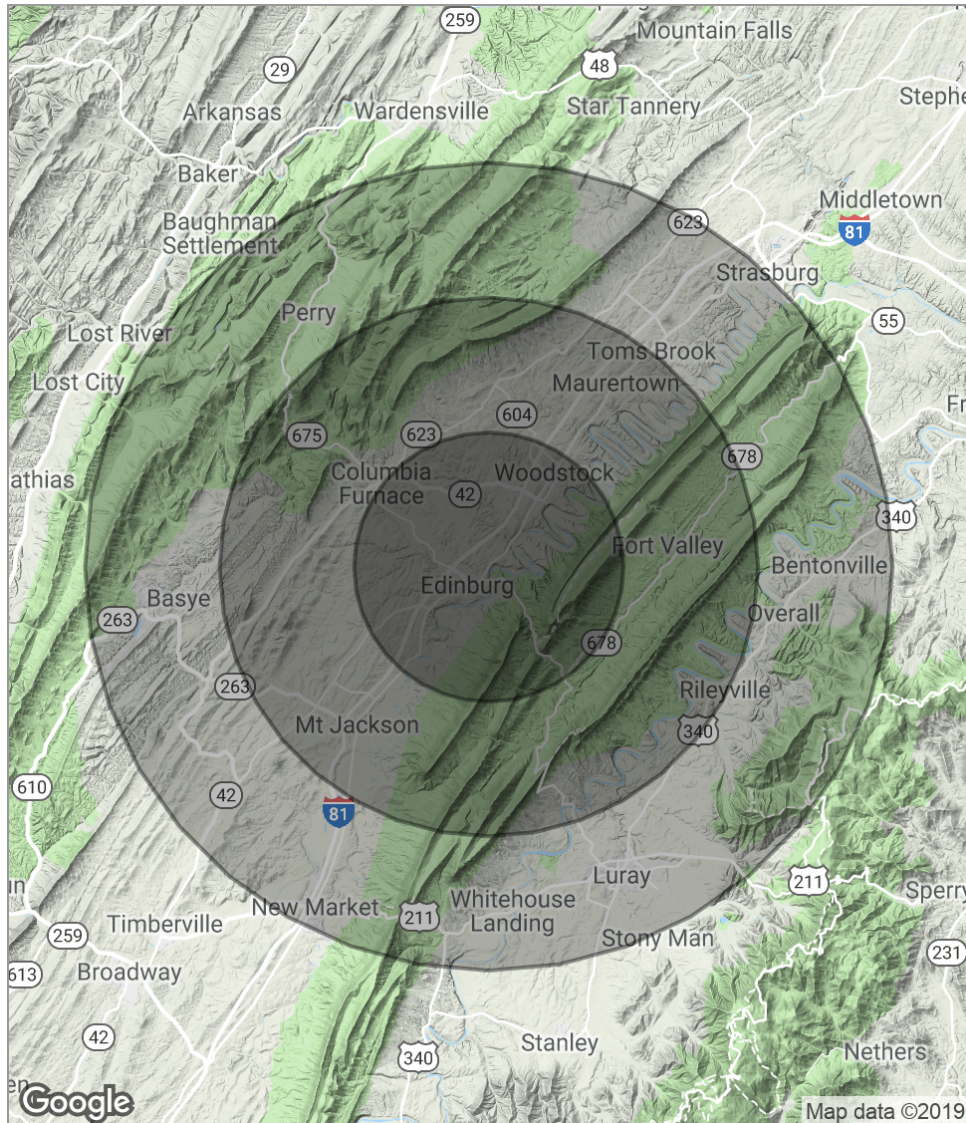- Plenty of on-site parking

- Well and septic

Additional Photos

Location Maps

Demographics Map

POPULATION	5 MILES	10 MILES	15 MILES
Total population	10,252	26,562	50,140
Median age	42.9	43.3	43.4
Median age (Male)	41.7	42.2	42.3
Median age (Female)	43.8	44.3	44.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,410	11,128	20,652
# of persons per HH	2.3	2.4	2.4
Average HH income	$59,496	$60,482	$59,984
Average house value		$246,159	$238,064

* Demographic data derived from 2010 US Census