

MLS #: CB34249A (Active) List Price: \$150,000

126 E LAUREL AVE DAMASCUS, VA 24236



CURRENT USE: Office, Other-See Remarks
STYLE/BUILDING: Other-See Remarks
APX SQFT: 3850
BUILDING AGE: 1954

COUNTY: WASHINGTON
AREA: Damascus
ZONING: C1

LEGAL DESCRIPTION:

LOT DIMENSIONS: 28X129

DEED BOOK/INSTRUMENT: 840

ROAD FRONTAGE FEET: 28

LOT NUMBER: 55

DEED PAGE: 379

PLAT BOOK:

SECTION:

PLAT PAGE:

PARCEL:

TAX MAP #: 172B2-A-65

TOWN TAXES: 454

TAX YEAR: 2011

COUNTY TAXES: 625

AVERAGE DAILY TRAFFIC COUNT:

EXTERIOR FEATURES: Parking 1+ Spaces, Other-See Remarks

PROPERTY DESCRIPTION: Flood Zone/Insurance Required, Located in City Limits

WAREHOUSE SQFT: 0

MANUFACTURING SQFT: 0

OFFICE SQFT: 0

RETAIL SQFT: 2340

CEILING HEIGHT:

DOCK DOORS:

DOCK DOORS HEIGHT:

DRIVE IN DOORS:

DRIVE IN DOOR HEIGHT:

BAY SPACING:

LEASE RATE:

CAM RATE:

INTERIOR CONDITION: VERY GOOD

EXTERIOR CONDITION: GOOD

DOCUMENTS: No

GROSS INCOME: 1200 MO

NET INCOME: SEE REMARK

EQUIPMENT/TRADE FIXTURES:

ADDITIONAL STRUCTURES: NONE

EQUIPMENT LEASED: NONE

INTERIOR FEATURES: Show room, Other-See Remarks

BUILDING EXTERIOR: Block, Brick

ROOF: Rolled, Rubber

FLOORS: Carpet, Vinyl

SPRINKLER SYSTEM: None

WATER/SEWER: Public Water, Public Sewer

UTILITIES: Electric, Separate Meters

HEATING SYSTEM: Central Heat Pump

AIR CONDITIONING: Heat Pump

DIRECTIONS: FROM I-81, TAKE EXIT 19 (RT. 58) TO DOWNTOWN DAMASCUS.

PUBLIC REMARKS: UNIQUE COMMERCIAL AND RESIDENTIAL OPPORTUNITY. 2000 + SQUARE FEET ON FIRST LEVEL IDEAL FOR RETAIL, FOOD SERVICE OR OTHER COMMERCIAL BUSINESS. SECOND LEVEL HAS LARGE 1500 SQUARE FEET APARTMENT WITH SEPARATE ENTRANCE. NEW OWNER CAN LIVE UPSTAIRS AND HAVE THEIR BUSINESS DOWNSTAIRS. EXISTING TENANTS ARE MONTH-TO-MONTH. FRONT AND REAR ENTRANCES AND 4 PARKING SPACES IN REAR AS WELL AS ON STREET PARKING. APARTMENT INCLUDES APPLIANCES. TOTAL RENTAL MONTHLY INCOME IS \$1200.

ADDENDUM:

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Damascus Realty, LLC

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Information Herein Deemed Reliable but Not Guaranteed