

**Customer Long**

8080 Richmond Tappahannock Hwy, Aylett, VA 23009-3047, King William County



MLS#: **1929885** Status: **Active** List/Lse Price: **\$189,950**  
 Cat: **Commercial** Area: **43**  
 Cn/Cty: **King William**  
 Address: **8080 Richmond Tappahannock HWY**  
 P.O.: **Aylett** State: **VA** Zip: **23009-3047**  
 WalkScore: **16** Owner/Agent YN: **No**  
 Yr Blt: **1968/Actual** Lot:  
 Availability Typ: **Sale**

**Recent Change: 09/09/2019 : NEW Listing : ->ACT**

Property Information

PID: **22-39B** Location Desc:  
 Legal: **Tax Map 22-39B and 39A**  
 Property Desc:

Property Type Information

Industrial Typ: **Office Building**  
 Retail Type: **Retail-Commercial** Office Type:  
 Shop Cntr Typ:  
 Agriclt Type: Hospitality Type:  
 Land: Mul Fam Type:  
 Mobile Hm Typ: Sport/Ent Type:  
 Lease Only Information

Lease Type: Lease Price Term:

Addt Contacts:

Other Sale/Lease Information

Disabled Access: <b>No</b>	Signage Incl: <b>No</b>	Sprinklered:
Possible Use:	Enterprise Zn:	Tot Bldg Sqft: <b>1,300</b>
Elevator: <b>No</b>	Total # Units: <b>1</b>	Federal Tax Cr Elig: <b>No</b>
Storage:	# Prk Spaces:	# Covered Spaces:
Rentable Sqft:	Column Spacing Ft:	Ceiling Height: <b>8.00</b>
# Levels: <b>1.00</b>	Dock High:	Total # Dock High:
# Uncvrd Park:	Total # at Grade:	Ramp: <b>No</b>
Clr Ceiling Ht Ft:	Railroad Front:	RailRd Siding Poss:
At Grade:	Air Description:	Lot Dimensions:
Total # of Ramps:	Land Area:	Land Area Type:
Air:	Soil:	Current Zoning: <b>B-2</b>
Acres: <b>2.10</b>	Land Frmtg Ft:	Conservation Type:
Txabl Acres:	Water Frmtg Ft:	Tonnage:
Building Class:	Conserv Prgm:	Length of Term:
Body of Wtr:	Crane Clr Undr Hk:	Assd Imprvmt: <b>\$81,000</b>
Potential Zon:	Anchored:	Possession: <b>At Closing</b>
Cranes:	Assd Land: <b>\$30,300</b>	
Rail:	Assd Year: <b>2019</b>	
Time Remaining:		
Total Assmt: <b>\$111,300</b>		

General Information

Remarks: **Great opportunity to purchase an affordable commercial property on Route 360 in Aylett. All brick home converted into three offices with a reception area, conference room, kitchen, utility room, and full bathroom. Nice level and wooded 2.1 acre lot with 140' frontage on Rt. 360. Surrounded by established businesses, yet parklike and private. Paved circular drive with ample parking. Artesian well, dimensional roof, and heat pump added in 2004. B-2 Zoning allows a wide variety of businesses. Located in a growth area- several national franchises have taken notice, Tractor Supply opens in October, dependable high speed internet is now a reality. Buy now or wait and pay more... B-2 Zoning, 1300 square feet office/retail, 2.1 acres with 140' frontage on busy Route 360**

Prop Hights: **Route 360 East to property on right before light at Aylett. Just past King William Pharmacy.**

Directions:

Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.

Sale Only Information

Cap Rate %:	Cap RateType:	Csh Flow Typ:
Cash on Cash%:	% Occupied: <b>100</b>	Tenancy: <b>Single</b>
Grs Rnt Mult:	Net Lease:	Int Rate %:
Amort # Yrs:	Proposed Equity:	# Rooms: <b>7</b>
# Mobile Hms:	# Vacant Sites:	Site Size:
# of Wells:	Loan Can be Payed Off <b>No</b>	Ownership: <b>Owner-User</b>
	Y/N:	

Sale/Lease Feature Information

Heating/Cooling: <b>Heat Pump</b>	Sewer: <b>Septic</b>
Bldg Cond: <b>Good</b>	Doors: <b>Other</b>
Exterior: <b>Brick</b>	
Water Source: <b>Well</b>	Other Retail Info:

Roof: **Dimensional, Shingled**  
Loading:  
Topography: **Level**

Road Type: **State Maintained, U.S. Highway**  
Other Off Info:

Sale Only Feature Information

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Sale Terms: **Conventional**  
Irrigation: **None**  
Fence Type:  
Sched Gross:  
Effective Gross Operating Expenses:  
NetOp Type:

Drainage: **Average**  
Fence Condition:  
Actual Debit Serv:  
Sched Gross Type:  
Net Op Incm:  
Pre Tax Cash Flow:

**1929885**

All Information Deemed Reliable but not Guaranteed.  
**John Turnage Virginia Capital Realty (804) 338-2477**

09/15/2019  
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