19462 Lee Highway, Abingdon, VA 24210

$384,000 · MLS #9992132 · brphomes.com/mls/9992132



1,564	2020	0.77
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2020
Lot Acreage: 0.77
City Taxes: $0
County Taxes: $795.50

Description

Looking for a spot to start your next business venture? Check out this steel-frame Red Iron building constructed in 2020, that sits on 0.77 acres. It is designed for long-lasting durability and low maintenance. With its many desirable features, the property is move-in ready or can be easily modified to suit your specific business needs. Property is zoned B-2 in Washington County, VA. Refer to bidder pack for B-2 zoning regulations. High visibility just outside of the Town of Abingdon with great visibility and ample parking. The building is 1,564 +/- sq. ft. with 3 HVAC split-system units, full insulation, 16' foot ceiling in center, 200-amp electric service, LED lighting throughout, floors drains, an apartment-size kitchen, full bathroom, washer and dryer hookups, and handicap accessibility. The building sits on a concrete slab foundation, and the floors were professionally epoxy-coated three years ago. Conveniently located just outside the town

limits, the property still benefits from town water and sewer. Outside, there is an older garage building that could be restored for additional storage, along with space for 10+ parking spots. This is an excellent opportunity for a governmental office, professional services, or general commercial retail business. Don't miss your chance to secure a versatile commercial property with outstanding potential! Property's current use is a successful pet grooming business. Current owner is transitioning into a mobile pet grooming business.

Features & Amenities

INTERIOR

Handicap Access • Heat Pump • Inside Storage • Outside Storage

EXTERIOR

Cleared • Highway • Metal Roof • Metal Siding Exterior

OTHER

220 Volts • Above Average Condition • Building Plan • Electricity Connected • Phone Available • Professional Service • Public Sewer • Public Water • Sewer Connected • Utility Easement Restrictions • Water Connected

Listing courtesy of United Country Blue Ridge Land & Auction

SCAN TO VIEW ONLINE
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