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600 Southwest Kentucky Avenue, Norton, VA 24273

$315,000 · MLS #9994152 · brphomes.com/mls/9994152



1980	0.83
YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1980
Lot Acreage: 0.83
City Taxes: $2,412.90
County Taxes: $0

Description

GREAT investment opportunity!! Here you have a storage facility with major expansion, development, and passive income potential.

This 35-unit storage facility (varying sizes) offers immediate and consistent cash flow in a great location. 34 units are currently rented, while one is being cleaned out. The potential to expand by approximately 60 additional units or other business ventures, offers a clear path to significantly increase income.

Designed for passive ownership and minimal upkeep, this property consists of well-maintained metal buildings and public

water. sewer, and power that could be utilized.

With strong local demand and limited competition, the existing units maintain steady occupancy, while the expansion potential creates an exceptional opportunity to scale revenue. There is enough room to add a whole row of units in the back, as well as other areas. In addition to adding more units, the property offers potential additional income streams, such as a car wash (which it has previously served as), laundromat, vending machines, or other complementary services (subject to approvals).

Further upside includes the ability to increase rents to market rates and/or introduce utilities to enhance value and attract additional tenant demand.

Whether you're looking for a low-maintenance, income-producing asset or a property with significant long-term growth potential, this opportunity delivers both.

Features & Amenities

INTERIOR

Garage Bay(s)

EXTERIOR

City Street • Finished Lot(s) • Metal Roof • Metal Siding Exterior

OTHER

At Road Sewer • At Road Water • Average Condition • Public Sewer • Public Water

Listing courtesy of ReMax Cavaliers Wise

SCAN TO VIEW ONLINE
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