16619 Broad Street, Saint Paul, VA 24283

$525,000 · MLS #10000327 · brphomes.com/mls/10000327



10,000	9999	0.2
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 9999
Lot Acreage: 0.2
City Taxes: $516.80
County Taxes: $1,782

Description

Welcome to 16619 Broad Street -- a rare and compelling mixed-use investment opportunity in the heart of Saint Paul, Virginia! This impressive two-story commercial building offers the perfect combination of immediate cash flow and tremendous value-add upside, making it an exciting investment opportunity!

The second level is fully occupied with 10 residential units, generating stable and consistent rental income from day one. Seven of the ten units have been renovated, and all ten are currently tenanted -- providing an investor with an immediate and reliable income stream upon closing.

The main level presents an extraordinary opportunity for the right investor or owner-user. Currently largely vacant, this expansive 5,000 square foot ground-floor commercial space is ready to be transformed into retail, office, restaurant, medical, or any number of income-producing uses.

Some capital improvements have already been completed, including a brand new roof, New exterior paint, and a new exterior awning. The exterior is in good condition and the building presents beautifully on Broad Street, one of Saint Paul's most visible commercial corridors. A dedicated parking lot is included, providing convenient access for both residential tenants and future commercial occupants -- a significant asset in a downtown setting.

Priced at $525,000, 16619 Broad Street represents an outstanding entry point into one of Southwest Virginia's most resilient small-town markets. Opportunities of this caliber -- with existing cash flow, a defined value-add path, and strong bones -- are rare. Schedule your private showing today!

Features & Amenities

INTERIOR

Electric Heating • Window Unit(s)

EXTERIOR

City Street • Infrastructure In • Stone Exterior • Stucco Exterior

OTHER

220 Volts • Average Condition • Below Average Condition • Building Restrictions • Fee Simple • Professional/Office • Profit/Loss Statement • Public Sewer • Public Water • Residential • Retail • Sewer Connected • Water Connected

Listing courtesy of Path Real Estate LLC

SCAN TO VIEW ONLINE
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