

\$159,000

**Large Building with acreage in Rural Retreat, VA
MLS # 45060-68203**



MLS# : 45060-68203

Price : \$159,000

Type : Commercial Property

Size : 1.21 Acres

Year Built :1952

Address : 204 W Railroad Avenue , Rural Retreat , Virginia , 24368

FEATURES

- ✓ 6,960 SF
- ✓ Near Depot & Farmer's Market
- ✓ Upgraded electric
- ✓ Rural Retreat, VA
- ✓ Private Parking
- ✓ Manufacturing & Office Space
- ✓ Remodeled Offices & bathrooms
- ✓ Call Mitch 276-724-0166

ABOUT THE PROPERTY

6,900 square feet of operating & office space on 1.21 acres waiting on the next big venture in the town of Rural Retreat. If you've ever wanted your business to be right among the action in a thriving small town, this is the right opportunity. A former farming supply operation, this much improved property has operating space with upgraded electrical power for manufacturing, spacious offices with bathrooms, 2 significant silos, sizable private parking lot with acreage to expand. The space for retail and manufacturing is ideal for a small machine shop, micro-brewer, climate controlled storage or even agriculture supplies. With natural gas available, this building is currently heated by a outdoor wood stove in the manufacturing space and central electric in the offices handle the heating and cooling. Within a very short distance to the Historic Depot and the future home of the Farmer's Market in downtown Rural Retreat, this property is easy to find from the downtown thoroughfare. Take advantage of the price below tax assessment and significantly below recent appraisal, this property is ready for it's next owners.

CONTACT US

MITCH ANDERS

ASSOCIATE BROKER/ OWNER

📞 (276) 724-0166

✉ mitch@mitchanders.com

🏠 Anders Realty And Auction

📍 850 Chapman Road, Wytheville, Virginia, United States, 24382