

DOWNTOWN HARRISONBURG
COMMERCIAL BUILDING
FOR SALE

128 W MARKET ST, HARRISONBURG VA



Shown by appointment
Call Pete Ramsey at
434-258-6611

THE
COUNTS

Realty & Auction Group

828 Main St, 15th Floor | Lynchburg VA 24504

WWW.COUNTSAUCTION.COM

VAAF93



COMMERCIAL BUILDING

128 W Market St, Harrisonburg VA

**FULL DETAILS AVAILABLE AT
WWW.COUNTSAUCTION.COM**

**25,000 Sq Ft
Commercial Building**

3 Story w/ 3 Elevators

9 Spaces to Lease

\$3,495,000



828 Main St, 15th Floor, Lynchburg VA 24504 | (434) 525-2991 | counts@countsauktion.com

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Tenant rent and real estate taxes will be prorated as of closing date. **Directions:** Property is located on the corner of W. Market St. (Rt. 33) and Lee Hwy (Rt. 11) in downtown Harrisonburg. It is 1 block west of the Rockingham Co. Circuit Courthouse and Courthouse Square. It is also about .5 mile north of the JMU Campus.

Location:
128 W Market St, Harrisonburg VA
22801

**25,648 Sq Ft Commercial 3 Story
Building**

3 Elevators

Handicap Accessible to All Floors

**9 Spaces to Lease With 6 Currently
Leased to 4 Tenants**

Office and Retail Space

Possible Conversion to Apartments

Zoned B-1

29 Paved Parking Spaces on Site

**Downtown Harrisonburg VA, 1 block
from the Rockingham Co. Circuit
Courthouse, Rockingham/Jucial
Center Across the Street, 1/2 mile from
JMU**



INCLUDED IN THE SALE:

Booths in restaurant, tables in restaurant and bar, chairs in restaurant and bar, barstools in bar, stand up freezer, 2 fryers, flat top grill, char grill, stove / oven, oven, 3 prep line coolers, dressing cooler, soup table, 2 door prep cooler, 2 bottle coolers, 2 keg coolers



128 W Market St, Harrisonburg VA

3 story commercial building : 1st Floor



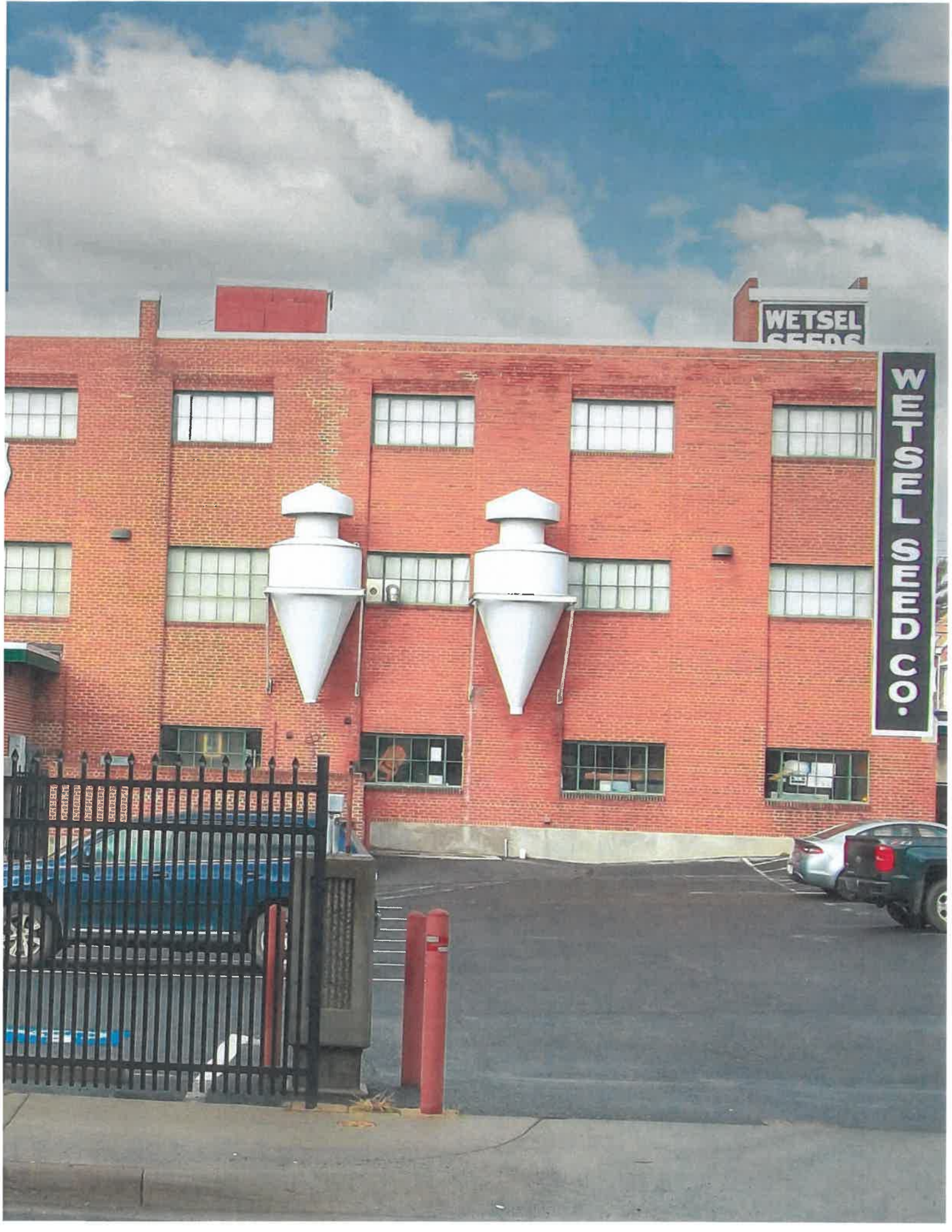


4 Leasable Space (101, 102, 103, 104)

- 6,383 Square Feet
- 3 spaces are currently leased
- Spaces 101, 102, & 103 heated & cooled by heat pumps
- Space 104 heated by natural gas & has a separate AC unit
- 1 men's bathroom, 1 women's bathroom, 1 unisex bathroom
- Each leasable space has direct access from either the parking lot or the street

128 W Market St, Harrisonburg VA
3 story commercial building : 2nd Floor
Restaurant, Bar, Banquet Room, & Kitchen





WETSEL
SEEDS

WETSEL
SEEDS
CO.





Current Set Up: Restaurant, Bar, Banquet Room, Kitchen

- 6,438 Square Feet
- 2 leaseable spaces, both heated by natural gas and have AC units for space
- Restaurant uses space on first floor to store dry goods
- Outdoor freezer and outdoor refrigerator, included in sale
- 1 men's bathroom, 1 women's bathroom
- Banquet area ; 1 men's bathroom, 1 women's bathroom
- Access to 2nd floor by elevator or stairs from parking lot
- Outdoor dining in an area adjacent to stairs to building
- Convey with sale: Booths in restaurant, tables in restaurant and bar, chairs in restaurant and bar, barstools in bar, stand up freezer, 2 fryers, flat top grill, char grill, stove / oven, oven, 3 prep line coolers, dressing cooler, soup table, 2 door prep cooler, 2 bottle coolers, 2 keg coolers

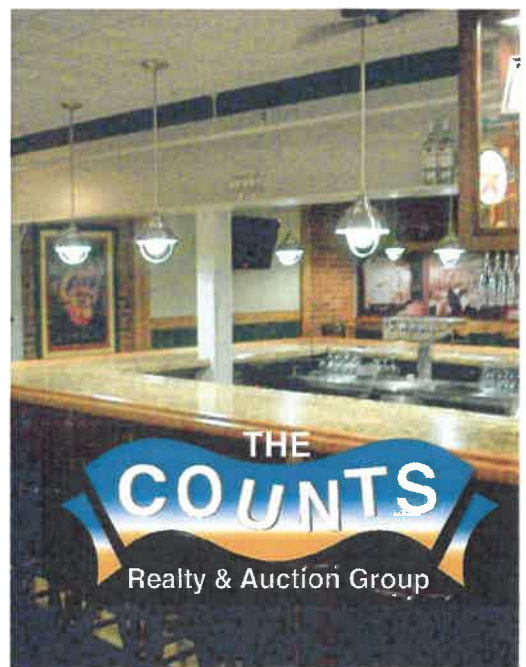


Restaurant Area

176 seat restaurant, full kitchen, bar area with capacity of 49 people



2nd Floor Bar Area



Banquet Area

Capable of seating 60 people

Accessed by elevator or stairs from the parking lot area

29 paved parking spaces on site



Wetsel Complex, LLC						
	<u>2019</u>	<u>2018</u>	<u>2017</u>			
Rental Revenues	\$335,075	\$346,355	\$353,614			
Operating Expenses						
Insurance	\$17,880	\$15,086	\$8,599			
Repairs and Maintenance	\$23,374	\$3,307	\$8,212			
Real Estate Taxes	\$25,846	\$24,737	\$23,733			
Utilities	\$4,416	\$8,156	\$5,896			
Total Operating Expenses	\$71,516	\$51,286	\$46,440			
Operating Income - EBIDA	\$263,559	\$295,069	\$307,174			
2020 will be similar to 2019 but that information has not been compiled by the accountants.						
Union Station, LLC						
	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Revenues	\$868,743	\$1,033,679	\$1,239,281	\$1,491,968	\$1,531,556	\$1,537,042
Cost of Sales	\$285,772	\$381,452	\$450,130	\$585,374	\$629,385	\$646,099
Gross Profit	\$582,971	\$652,227	\$789,151	\$906,594	\$902,171	\$890,943

Kitchen Area

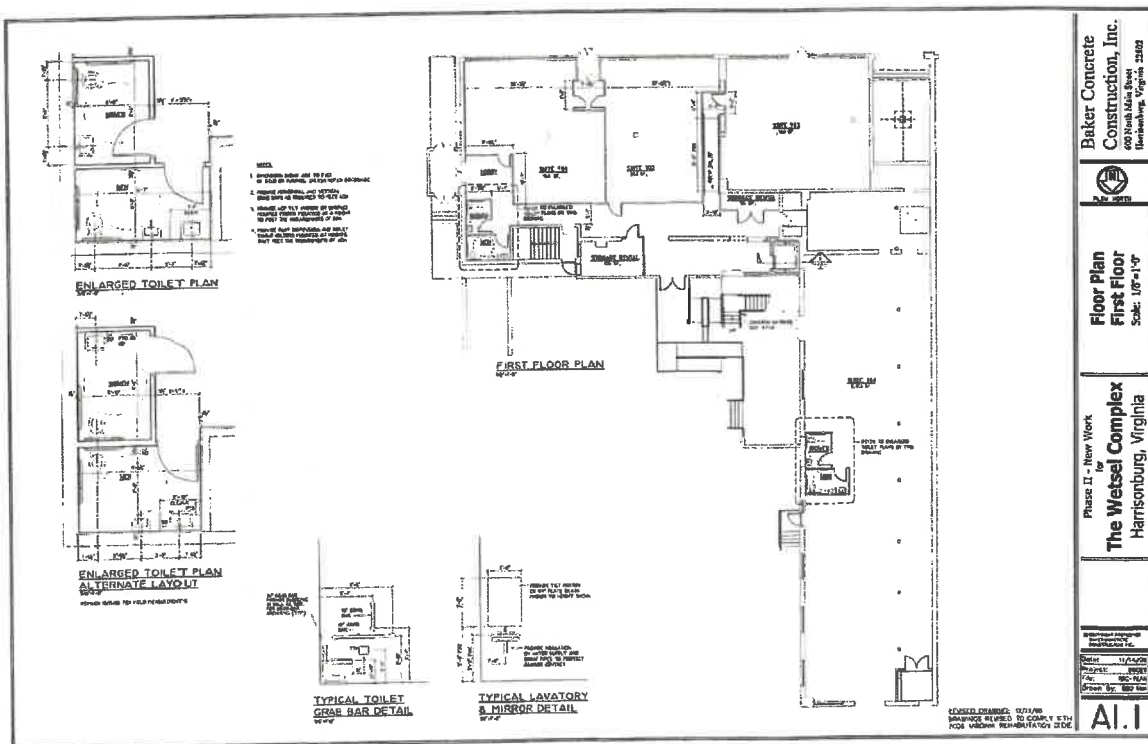
INCLUDED IN THE SALE:
booths in restaurant, tables
in restaurant and bar, chairs
in restaurant and bar,
barstools in bar, stand up
freezer, 2 fryers, flat top grill,
char grill, stove / oven, oven,
3 prep line coolers,
dressing cooler, soup table,
2 door prep cooler, 2 bottle
coolers, 2 keg coolers

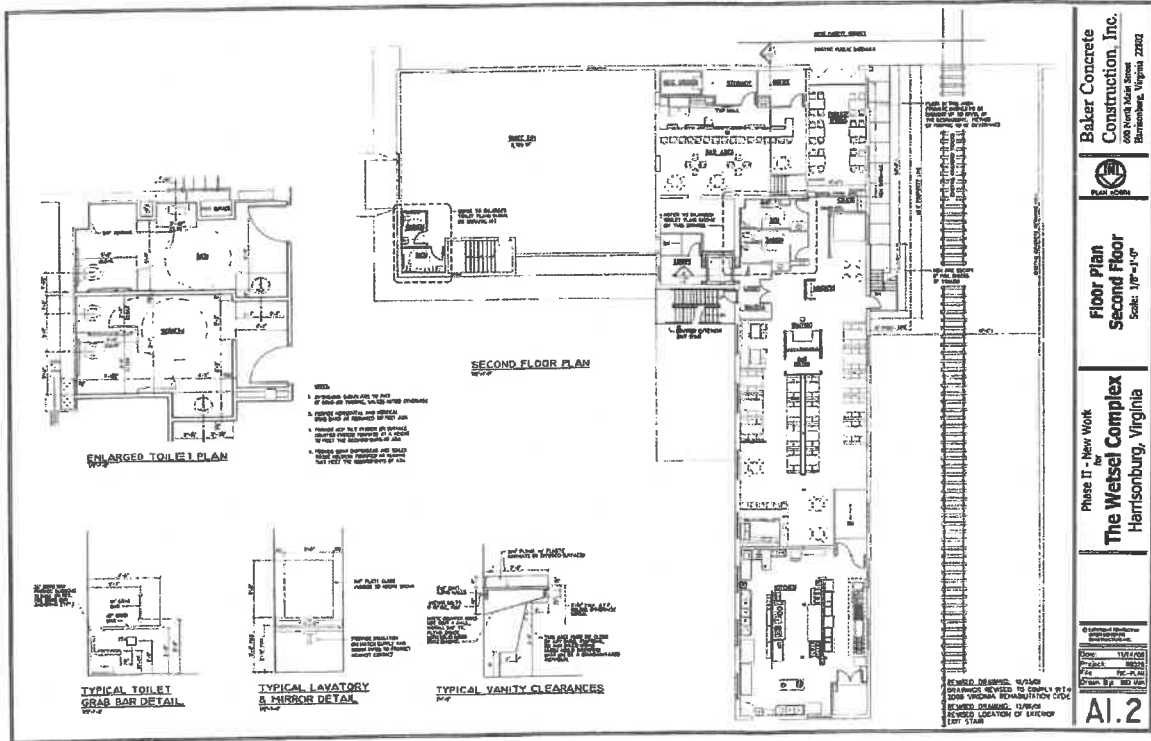




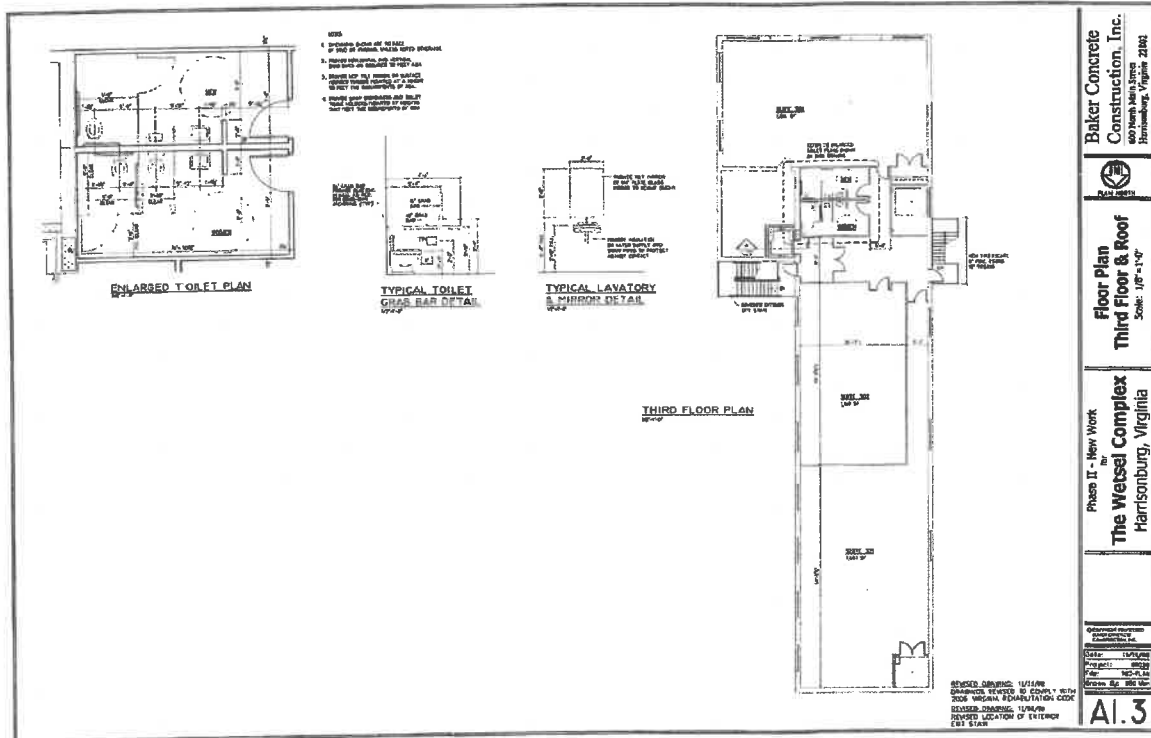


The current build out of each floor may vary from the floor plans depicted.

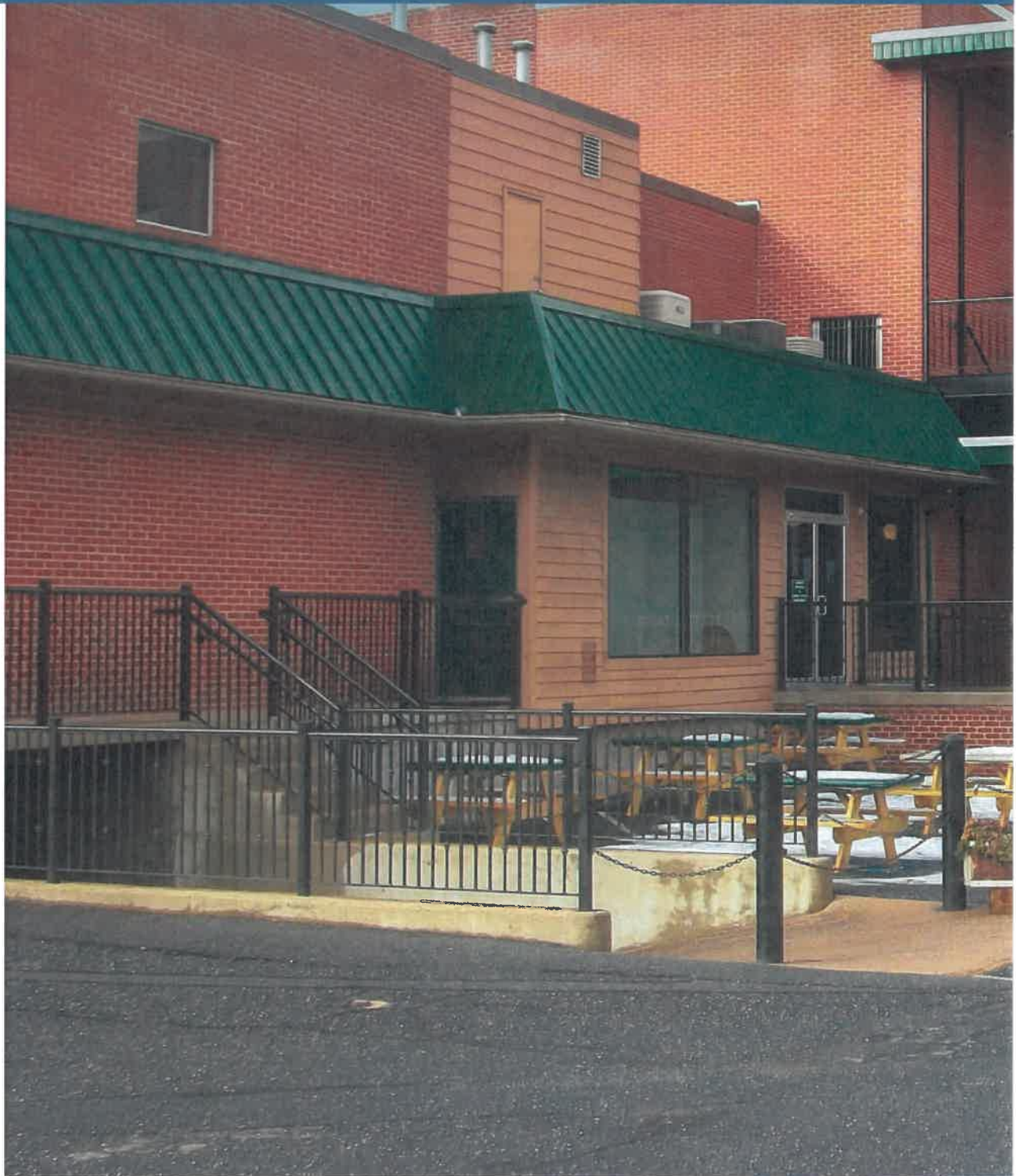


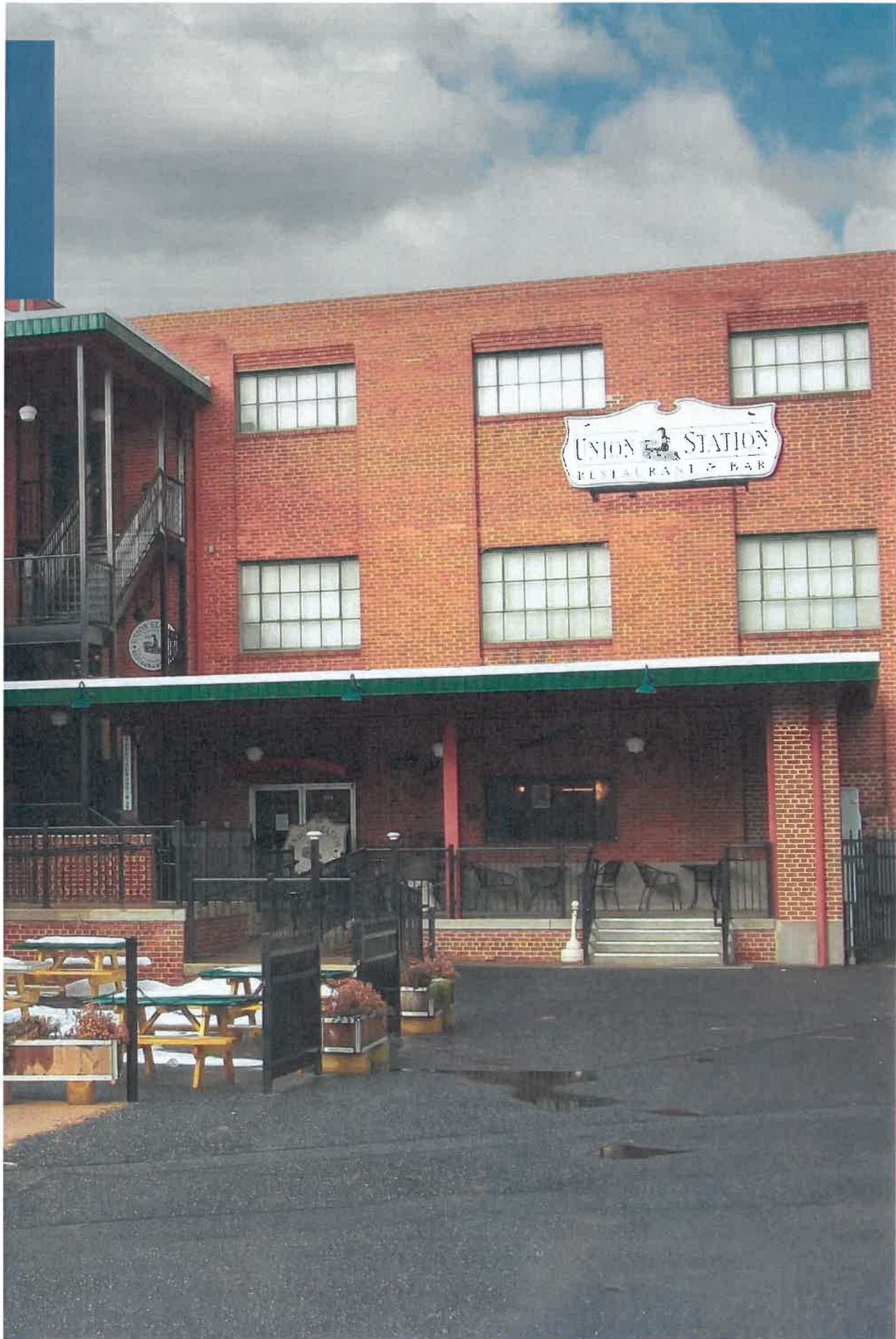


The current build out of each floor may vary from the floor plans depicted.



128 W Market St, Harrisonburg VA
3 story commercial building : 3rd Floor
3 Leasable Spaces





3rd Floor Office Space

5,907 Sq Feet

Heated by natural gas & AC units

1 Men's bathroom, 1 Women's bathroom

Access by elevator or stairs from parking lot. Wired for fiber optics.



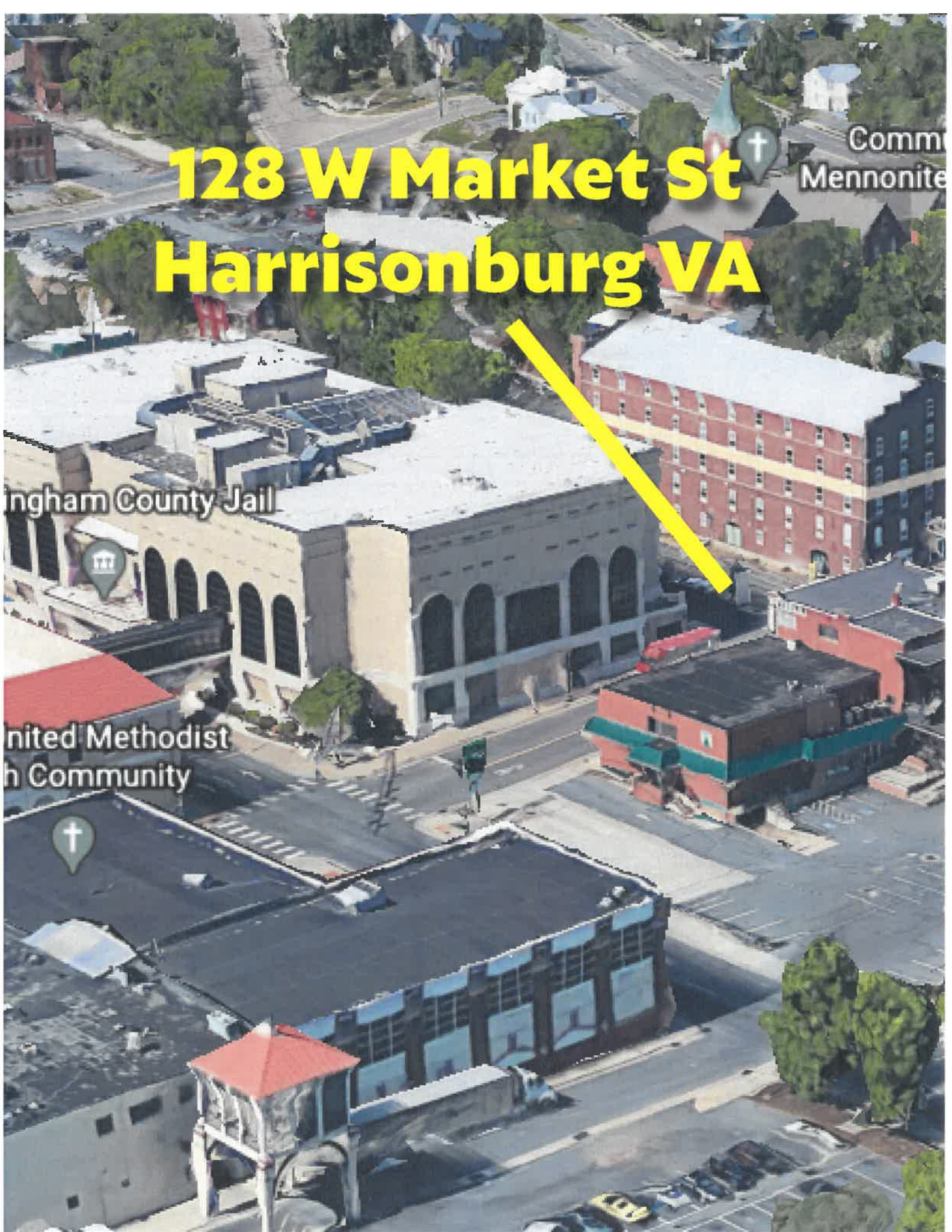


128 W Market St Harrisonburg VA

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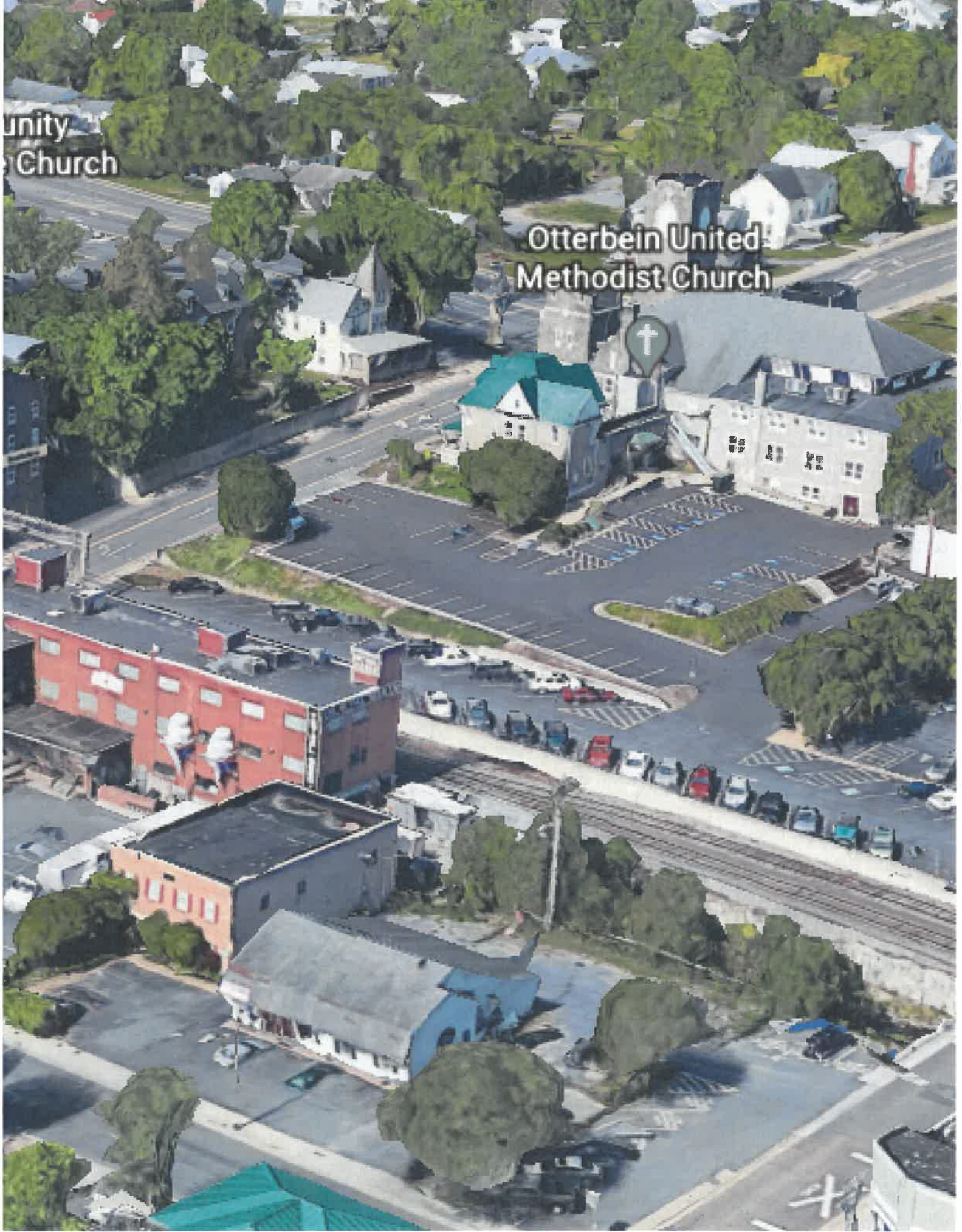
ingham County Jail

United Methodist
Community



Community
Church

Otterbein United
Methodist Church





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