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## Customer Long

205-221 Main, Kenbridge, VA 23944, Lunenburg County



MLS#: **2231176** Status: **Active** List/Lse Price: **\$489,000**  
Cat: **Commercial** Area: **74**  
Cn/Cty: **Lunenburg**  
Address: **205-221 Main**  
P.O.: **Kenbridge** State: **VA** Zip: **23944**  
WalkScore: **38** - Owner/Agent YN: **No**  
Yr Blt: **1965** Lot:  
Availability Typ: **Sale**

### Property Information

PID: **Multiple** Location Desc:  
Legal: **In metes and bounds; Multiple Parcels**  
Property Desc:

### Property Type Information

Industrial Typ: **Distribution Warehouse, Flex Space, Office Type: **Office-Warehouse****  
**Industrial-Business Park, Mini-**  
**Storage (Sale Only),**  
**Refrigerated/Cold Storage, Truck**  
**Terminal**

Retail Type:  
Agricuilt Type:  
Land:  
Mobile Hm Typ:

Shop Cntr Typ:  
Hospitality Type:  
Mul Fam Type:  
Sport/Ent Type:

### Lease Only Information

Lease Type: Lease Price Term:

Addt Contacts:

### Other Sale/Lease Information

Disabled Access:	<b>Yes</b>		
Possible Use:	<b>No</b>		
Elevator:		Signage Incl:	Sprinklered:
Storage:		Enterprise Zn:	Tot Bldg Sqft: <b>89,000</b>
Rentable Sqft:		Total # Units: <b>2</b>	Federal Tax Cr Elig: <b>No</b>
# Levels:		# Prk Spaces:	# Covered Spaces:
# Uncvrd Park:		Column Spacing Ft:	Ceiling Height:
Clr Ceiling Ht Ft:		Dock High:	Total # Dock High:
At Grade:		Total # at Grade:	Ramp:
Total # of Ramps:		Railroad Front:	RailRd Siding Poss:
Air:		Air Description:	Lot Dimensions:
Acres:		Land Area:	Land Area Type:
Txabl Acres:		Soil:	
Building Class:		Land Frntg Ft:	Current Zoning:
Body of Wtr:		Water Frntg Ft:	
Potential Zon:		Conserv Prgm:	Conservation Type:
Cranes:		Crane Clr Undr Hk:	Tonnage:
Rail:		Anchored:	Length of Term:
Time Remaining:		Assd Land:	Assd Imprvment:
Total Assmt:	<b>\$0</b>	Assd Year:	Possession: <b>At Closing</b>

### General Information

Remarks: **TWO PROPERTIES IN ONE. This facility is ready for your business. Multiple loading docks, office space, manufacturing, or conversion. Limitless possibility. It is comprised of two separate structures joined by a breezeway for a total of around 89,000 square feet of space. There are currently three tenants renting some of the smaller spaces on short-term leases. Two are month-to-month, one has just over one year remaining. The building could be further divided for smaller industrial tenants with interior upfit. The site is zoned M1 Light Industrial District by the Town of Kenbridge. Public utilities available. Most of the structure is masonry. Public records indicate that the older structure is just over 35,000 square feet and the larger structure is just over 54,000 square feet for a total of 89,000 square feet of space under roof. The buildings have flat membrane roofs with wood support structure. The structure has multiple at-grade, drive-in roll-up doors as well as two truck-height loading docks. The interior of the building is mostly manufacturing space with up to 16' or more clear span. Two tenants have leased some smaller spaces for equipment storage and distribution.**

Prop Higlts:  
Directions:

**Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.**

### Sale Only Information

Cap Rate %:  
Cash on Cash%:  
Grs Rnt Mult:  
Amort # Yrs:  
# Mobile Hms:  
# of Wells:

Cap RateType:  
% Occupied: **10**  
Net Lease:  
Proposed Equity:  
# Vacant Sites:  
Loan Can be Payed **No**  
Off Y/N:

Csh Flow Typ:  
Tenancy: **Multiple**  
Int Rate %:  
# Rooms  
Site Size:  
Ownership: **Investment, Owner-User**

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**Sale/Lease Feature Information**

Heating/Cooling: **None**  
Bldg Cond: **Average**  
Exterior: **Block**  
Water Source: **Public Water**  
Roof: **Built-up**  
Loading:  
Topography: **Level**

Sewer: **Sewer - Public**  
Doors: **10 Ft. - 15 Ft. Doors**  
Other Retail Info:  
Road Type: **City Maintained Road**  
Other Off Info:

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**Sale Only Feature Information**

Irrigation: **None**  
Fence Type:  
Sched Gross:  
Effective Gross Operating Expenses:  
NetOp Type:

Drainage: **Average**  
Fence Condition:  
Actual Debit Serv:  
Sched Gross Type:  
Net Op Incm:  
Pre Tax Cash Flow:

**2231176**

All Information Deemed Reliable but not Guaranteed.  
**Andy Austin United Real Estate Richmond 434-294-6093**

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