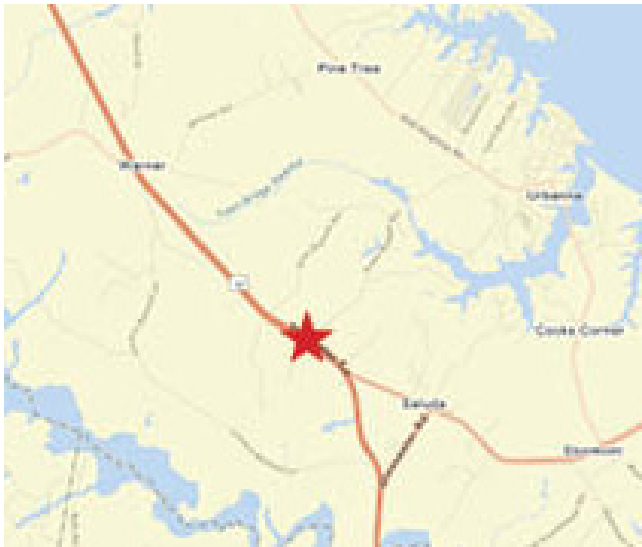




BERKSHIRE HATHAWAY
HomeServices
Towne Realty
COMMERCIAL DIVISION

OFFICE | SHOWROOM | WAREHOUSE
12180 TIDEWATER TRAIL
SALUDA, VA

FOR SALE



PROPERTY FEATURES

- 3.04 AC with approximately 3,800 SF of office, showroom, warehouse, and residential spaces
- Ideal for contractors needing showroom, office, warehouse space, outside storage, and land
- Zoned LDR (Low Density Rural) with Special Exception Permits in place
- Three (3) residential apartments providing monthly income
- Highly visible property in Middlesex County servicing Urbanna, Gloucester, and King & Queen Counties
- Comprehensive plan is for property to become Commercial General Business
- English Tudor style with custom exterior stonework and copper enhancements
- Well water, septic, and propane
- Immediate occupancy; priced to sell at \$375,000

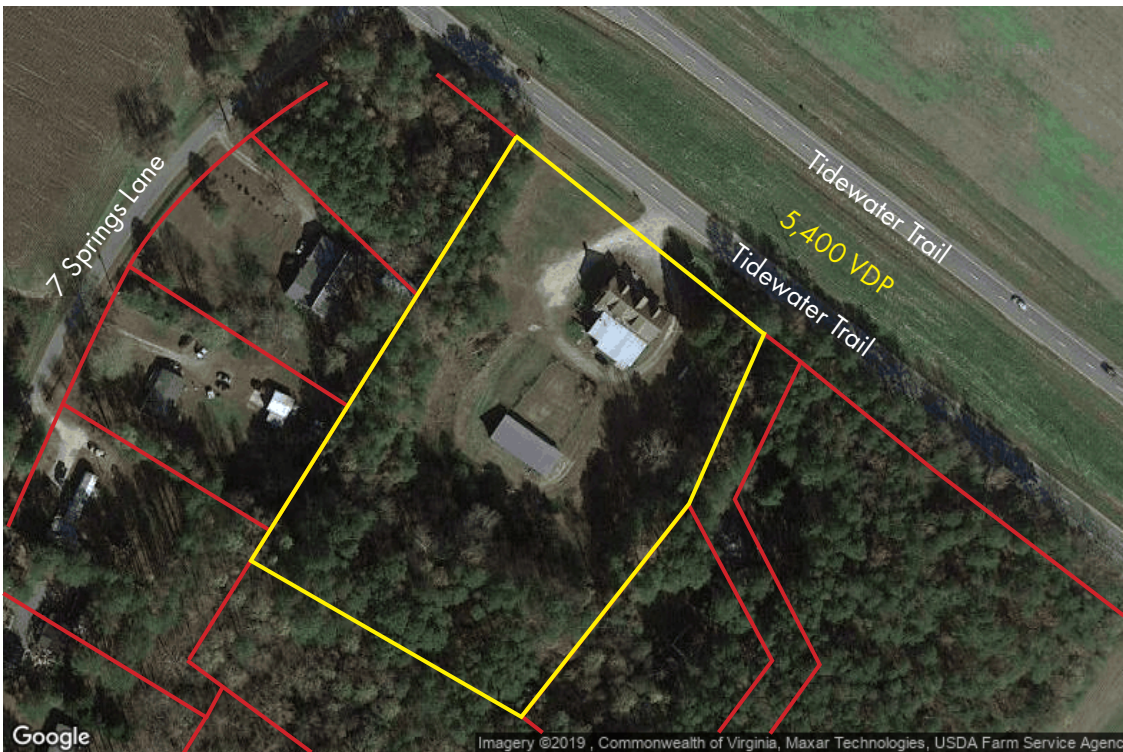
JANET MOORE, CCIM

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O: 757.645.4500

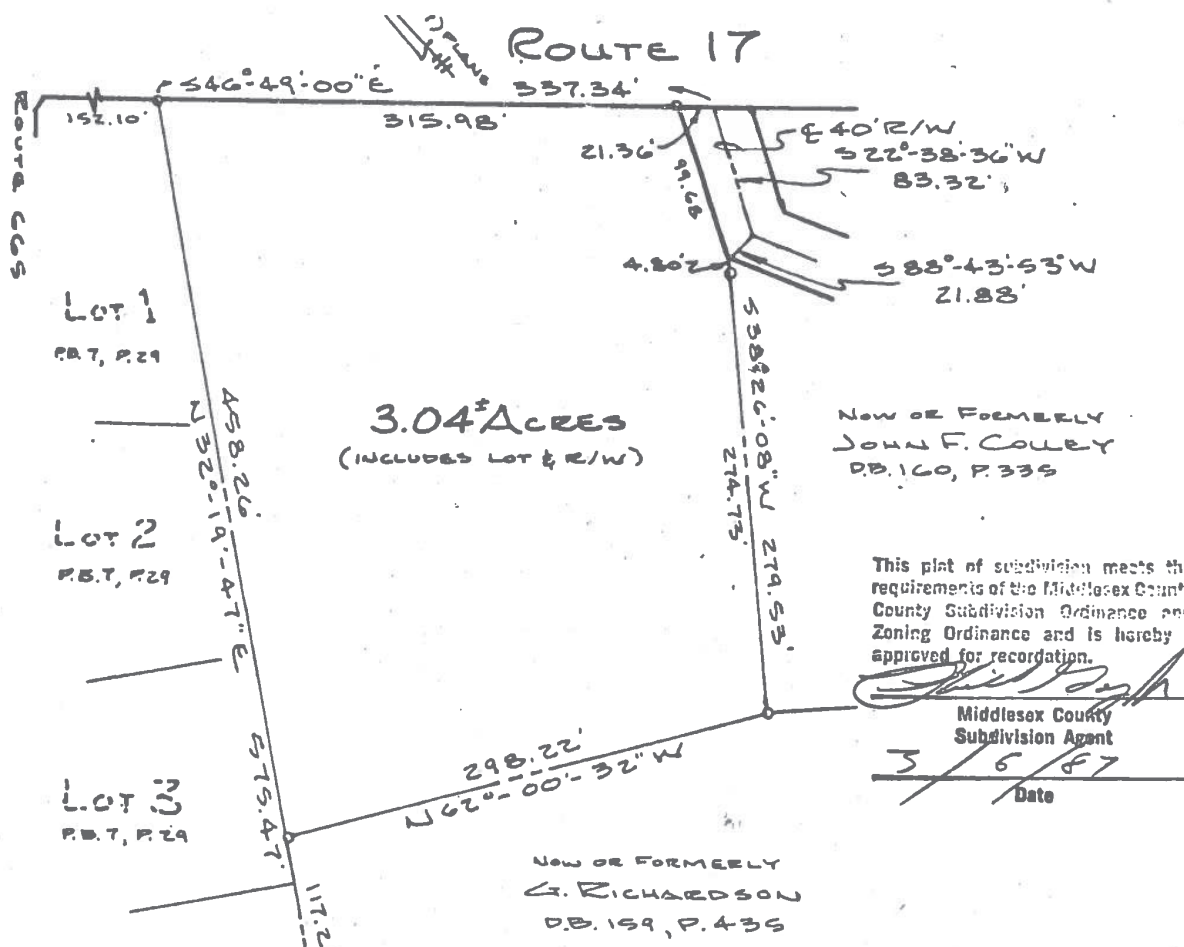
JANET.MOORE@BHHSTOWNE.COM

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3.04 Acres

4-lane divided highway





Front bay windows in office area

TRADE AREA DEMOGRAPHICS

POPULATION	12,961
HOUSEHOLDS	5,723
AVERAGE HH INCOME	\$86,192



± 550 SF of office space



± 1,900 SF showroom with double door entrance

Showroom



Wood burning fireplace with stacked stone

Exit from showroom to warehouse



Additional detached open storage shed with four (4) bays, comprising ±1,700 SF



Warehouse loading consists of two (2) overhead doors: 1 dock level and 1 grade level



Dock level loading

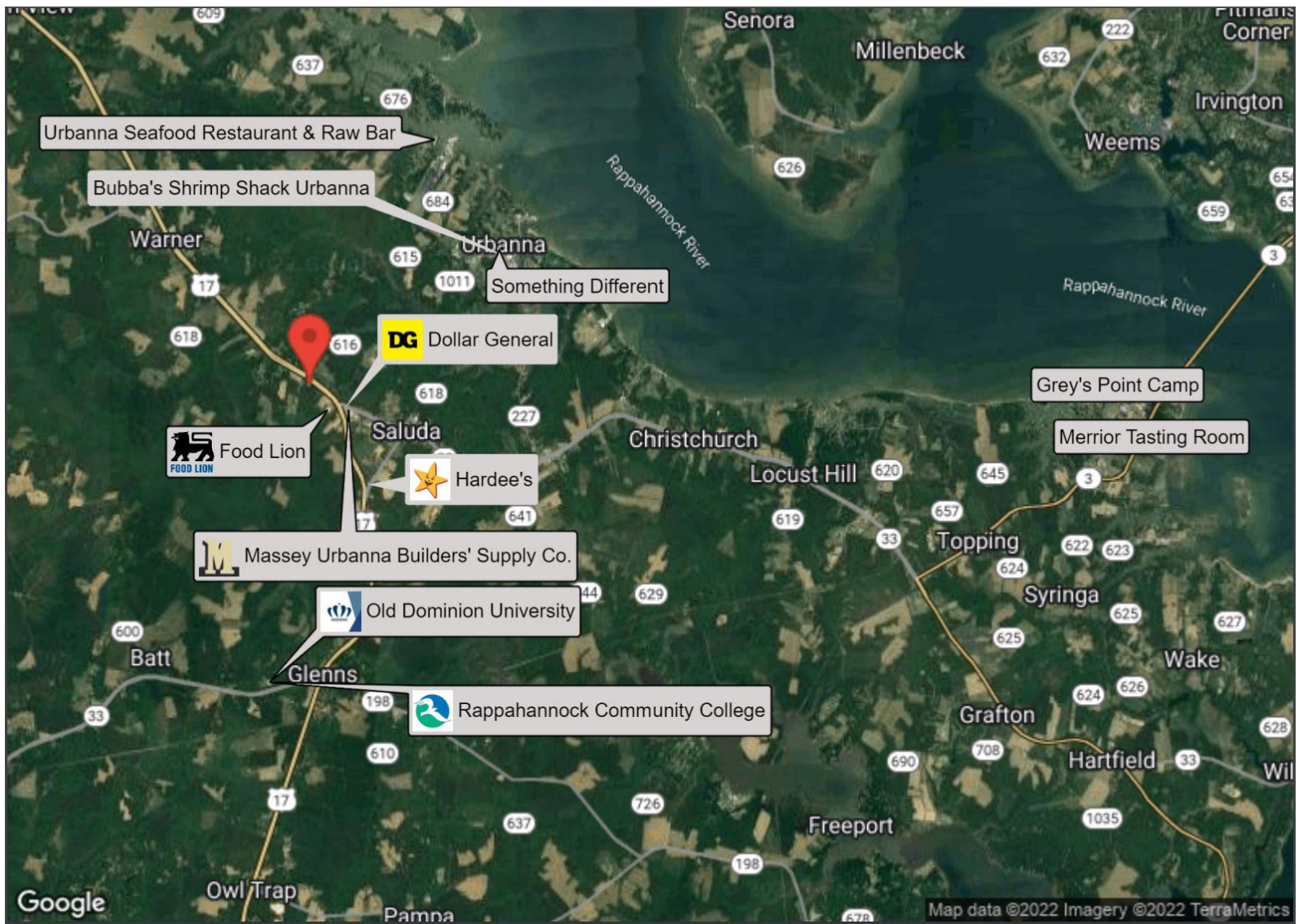


Grade level loading



±950 SF of warehouse; sturdy shelving





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BERKSHIRE HATHAWAY HOMESERVICES TOWNE REALTY COMMERCIAL DIVISION | 4135 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188

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