

Agent Full

1235 N Seminole Trl, Madison, VA 22727

Active

Commercial Lease

\$3,200



Recent Change: **07/19/2019 : New Active : ->ACT**

MLS #:	VAMA107834	Leasable SQFT:	2,800
Tax ID #:	40- - - -104E	Price / Sq Ft:	1.14
Sub Type:	Office	Business Use:	Flex, Other, Other/General Retail, Professional
Waterfront:	No	Year Built:	1979

Location

County:	Madison, VA	School District:	Madison County Public Schools
In City Limits:	No	Election District:	7

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$4,963 / 2018	Tax Assessed Value:	2018
County Tax:	\$4,963 / Annually	Land Assessed Value:	\$250,000
City/Town Tax:	\$2,482 / Annually	Taxes Per SQFT:	1.34
Zoning:	B1	Leasable Area Annual Tax:	\$3,750.00
Tax Book:	0		

Commercial Lease Information

Date Available:	08/01/19	Security Deposit:	\$3,200.00
Business Type:	Flex, Other, Other/General Retail, Professional	Current Use:	Professional Service
		Leasable SQFT:	2,800

Building Info

Building Total SQFT:	2,800	Construction Materials:	Combination
Foundation Details:	Slab	Total Loading Docks:	0
Basement Type:	None	Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	2.56a / 111,339sf
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Ground Rent

Ground Rent Exists:	No
Ground Rent Amount:	Annually

Interior Features

Interior Features:	Accessibility Features: Other
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Parking

Parking:	Driveway Parking, Private 11+ Spaces
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Utilities

Utilities:	Other, Electric Service: 120/240V, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Other, Water Source: Well, Sewer: On Site Septic
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Remarks


Agent: offering includes unimproved parcel at rear of building suitable for equipment storage or other use. Continued use as a real estate office could generate customer traffic entering Madison. Call for additional details and appointment to visit the property.

Public: Great Location direct front on Route 29 just before entering Madison. Operated as Real Estate Office for a Regional Real Estate Company past 9 years. Entry foyer and reception area lead to multiple office and conference areas. Suitable for Contractors office, Medical, Dental, and other professionals. +/- 2,800 feet of finished floor area.

Listing Office

Listing Agent: [Allen Griffey](#) (3060178) (Lic# 0225196772 - VA) (540) 379-9437
Listing Agent Email: agriffsr@aol.com
Broker of Record: David Blackwood (Lic# Unknown)
Listing Office: [Blackwood Real Estate, Inc.](#) (BLK1) (Lic# Unknown)
10950 Pierson Dr Ste# 600, Fredericksburg, VA 22408-8083
Office Phone: (540) 710-8800 Office Fax: (540) 710-6743
Office Email: david@blackwoodrealestate.com
Designated Rep: Yes

Showing

Appointment Phone: (540) 379-9437  - Schedule a showing
Showing Contact: Agent Lock Box Type: Call Listing Office
Contact Name: Allen
Showing Requirements: 24 Hour Notice
Directions: From Culpeper take Route 29 to Madison and property on right just before Town and adjacent to the 7-11 Store on Route 29.

Compensation

Buyer Agency Comp: 3% Of Yearly Rent Dual/Var Comm: No
Buyer Agency Comp paid each year for first 3 years of
Rmks: lease at the start of each year

Listing Details

Original Price: \$3,200 Owner Name: WORMAN THOMAS J & SHARON
Listing Agrmnt Type: Exclusive Right G
Prospects Excluded: No DOM / CDOM: 5 / 5
Dual Agency: Yes Original MLS Name: BRIGHT
Listing Term Begins: 07/19/2019 Expiration Date: 12/30/19
Listing Entry Date: 07/19/2019