

INFORMATION SHEET

715 Park Street

Christiansburg, Virginia 24073

- Built 2004
- 2400 total square feet
 - 625sq feet with HVAC which consists of foyer entrance with kitchenette counter top, bathroom, utility closet and private office
 - 1775 sq feet warehouse with gas heat, one large loading dock for tractor trailer, 3 smaller height load out docks for delivery trucks, total 4 docs
 - Concrete dumpster pad
 - Handicap ramp
- New roof
- Paved parking lot just cleaned, resealed and striped
- New chain link fence installed on side of property line and had existing fence on rear of property
- All new paint inside and out and warehouse floor painted with epoxy
- All new led outside lighting around complete building...well lit
- Mulch beds being redone with rock in front of building
- Another area available to erect another structure with approval of town of Christiansburg
- Zoned General Industrial District I-2
- PRICE: \$295,000