

FOR SALE

**Single Family House,
Commercial Building,
Garages, Paved Parking
Lot, All On 8.0 Acres**

**Listed at
\$299,000**

Location:
3735 Ridge Rd Heathsville, VA 22473



- Property includes: A single family home that is 2,146 sq. ft., a commercial building containing 8,827 sq. ft., two garages, and a large paved parking area, all on 8.0 acres.
- Property is served by an on-site well and septic system.
- Zoned A-1 which allows for low density residential, industry or small commercial businesses.
- Tax assessed at \$311,700.
- Property approximately 443' of road frontage on Ridge Rd. (Rt. 600) plus an easement to the 3.219 acre field.

- Commercial building has 8,827 sq. ft. on 3 floors.
- The lowest floor has built in garage plus a large storage area.
- The 2nd floor has 2 restrooms & several large rooms suitable for open work areas.
- 3rd floor has 2 offices, a storage area, and a large business work area.
- This building is suited for office space.



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Sales Manager:
Pete Ramsey (434) 258-6611
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- Single family house is two stories with 2,146 sq. ft.
- 4 Bedrooms and 2 baths.
- Nice open porch across the front of the house.
- Has potential for either being owner occupied or producing rental income.

2 Garages/Storage Buildings On Property:

- One building is designed for parking 8 vehicles with 5 bay doors.
- Is approximately 70'x30' and has electricity.



- The other storage building could be used for multiple purposes as it has easy access from the parking lot.
- This rear storage building is approximately 52'x30' with two roll up doors that are 9' wide and 12' high.

Paved Parking Lot: The paved parking lot is approximately 0.7 acres. It is ideal for the parking and storage of trucks and equipment.

Directions: From Heathsville, go 2.2 miles on Rt. 360N to Coan Stage Rd (Rt 612). Turn left onto Coan Stage Rd and go 3.1 miles to Ridge Rd. Turn left onto Ridge Rd and go 0.2 miles. The property will be on the left. From Warsaw, go 9.4 miles on Rt. 360S to Ridge Rd. Turn right on Ridge Rd. and go 3.7 miles. The property will be on the left.



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