



COMMERCIAL AUCTION

MONDAY, APRIL 26th @ 12PM

128 W Market St, Harrisonburg VA 22801



THE
COUNTS

Realty & Auction Group

**128 W Market St
Harrisonburg VA**



Circuit Court and...

Harrisonburg General
District Court

COMMERCIAL AUCTION
MONDAY, APRIL 26TH @ 12PM

128 W Market St, Harrisonburg VA 22801

VAAF93

Location:

**128 W Market St, Harrisonburg VA
22801**

**25,648 Sq Ft Commercial 3 Story
Building**

3 Elevators

Handicap Accessible to All Floors

**9 Spaces to Lease With 6 Currently
Leased to 4 Tenants**

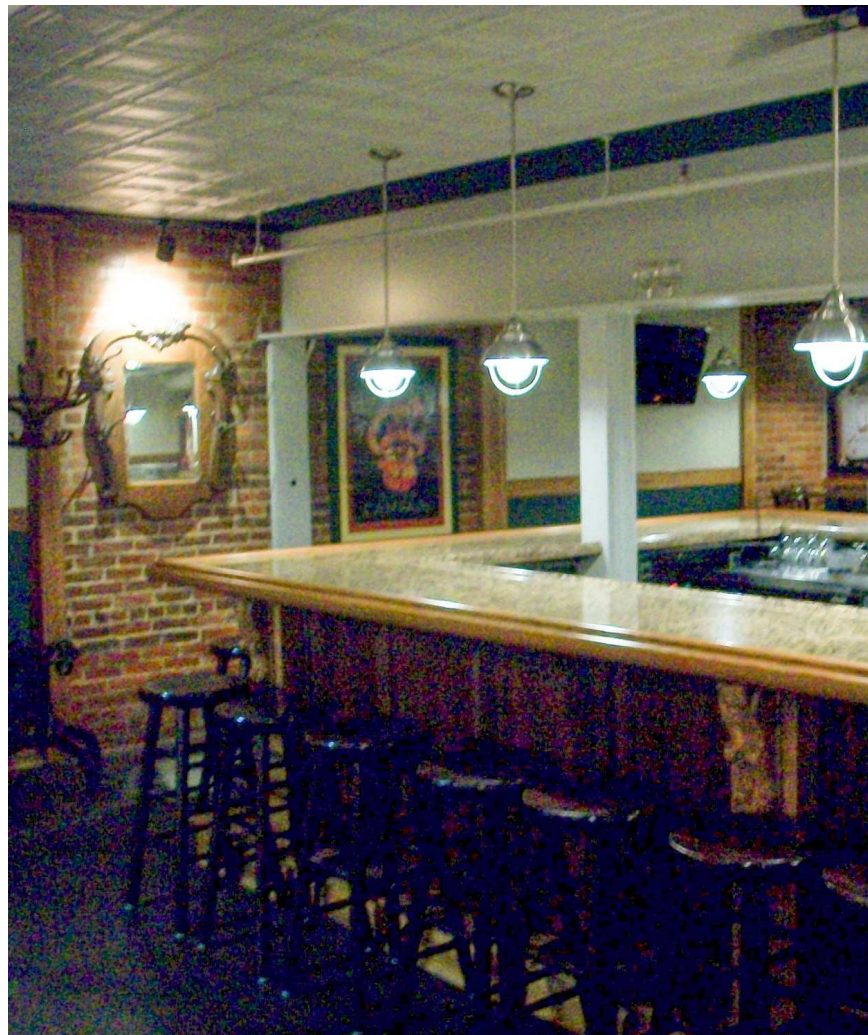
Office and Retail Space

Possible Conversion to Apartments

Zoned B-1

29 Paved Parking Spaces on Site

**Downtown Harrisonburg VA, 1 block
from the Rockingham Co. Circuit
Courthouse, Rockingham/Jucicial
Center Across the Street, 1/2 mile from
JMU**



INCLUDED IN THE SALE:

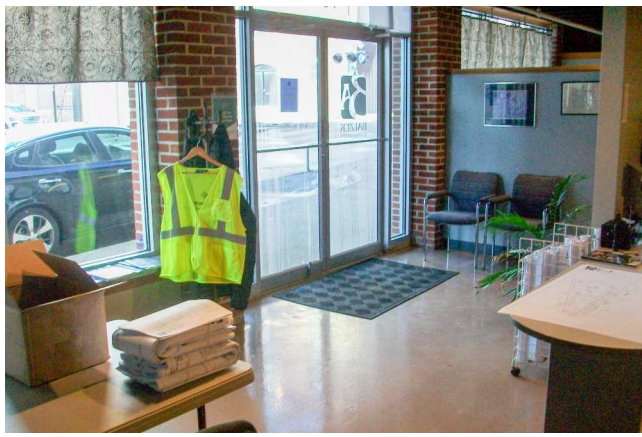
Booths in restaurant,
tables in restaurant and
bar, chairs in restaurant
and bar, barstools in bar,
stand up freezer, 2 fryers,
flat top grill, char grill,
stove / oven, oven, 3 prep
line coolers, dressing
cooler, soup table, 2 door
prep cooler, 2 bottle
coolers, 2 keg coolers



128 W Market St, Harrisonburg VA

3 story commercial building : 1st Floor

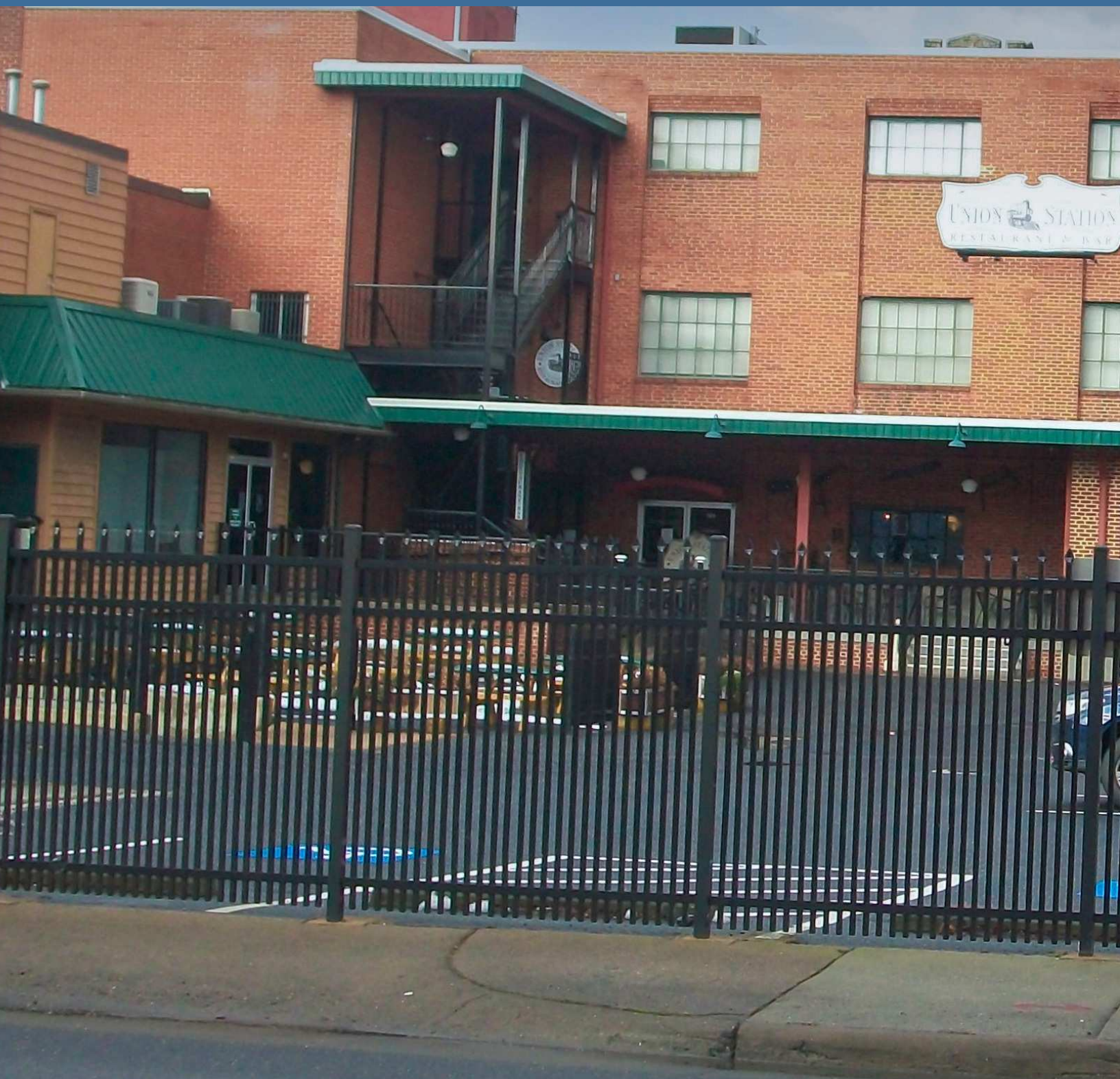




4 Leasable Space (101, 102, 103, 104)

- 6,383 Square Feet
- 3 spaces are currently leased
- Spaces 101, 102, & 103 heated & cooled by heat pumps
- Space 104 heated by natural gas & has a separate AC unit
- 1 men's bathroom, 1 women's bathroom, 1 unisex bathroom
- Each leasable space has direct access from either the parking lot or the street

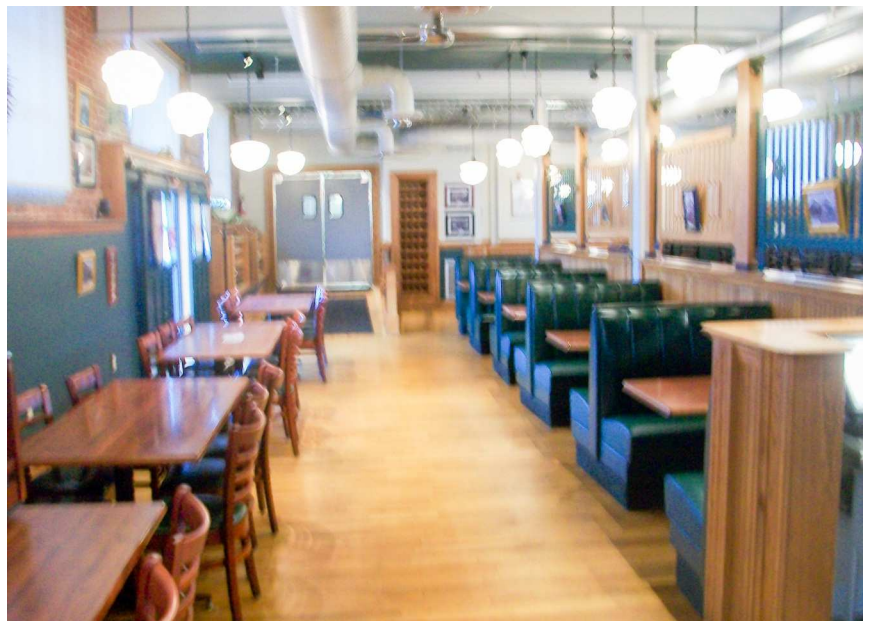
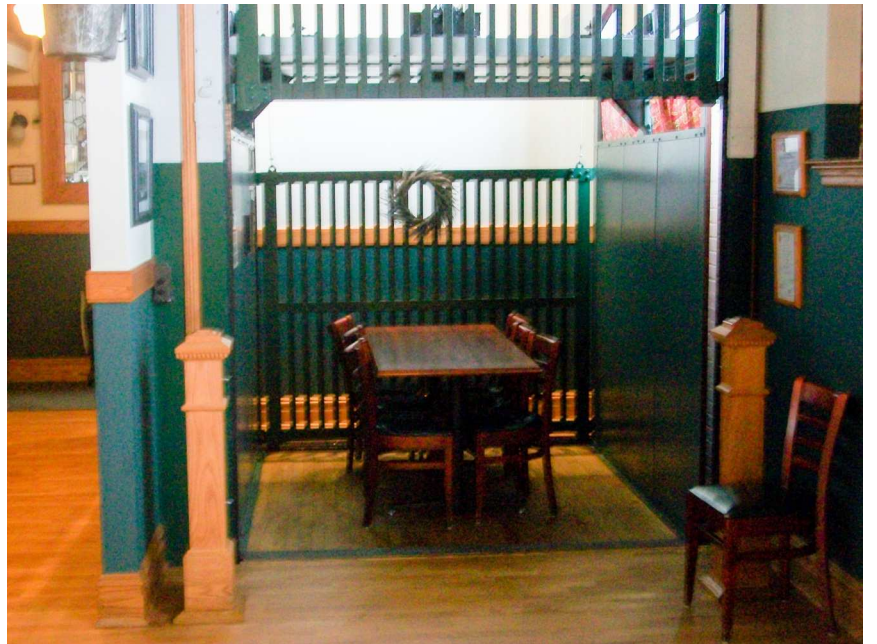
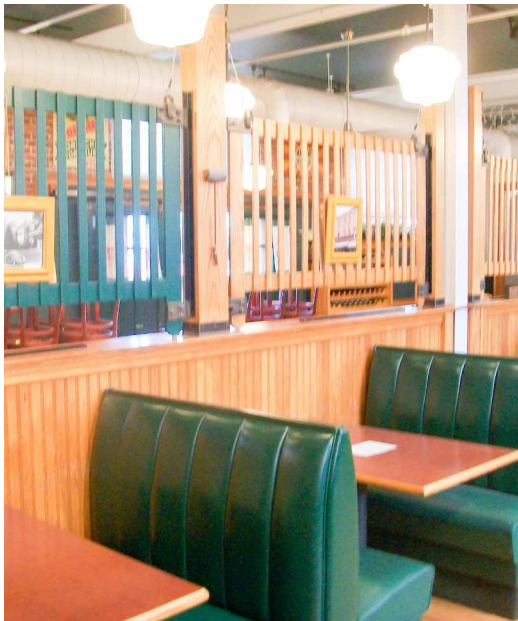
128 W Market St, Harrisonburg VA
3 story commercial building : 2nd Floor
Restaurant, Bar, Banquet Room, & Kitchen

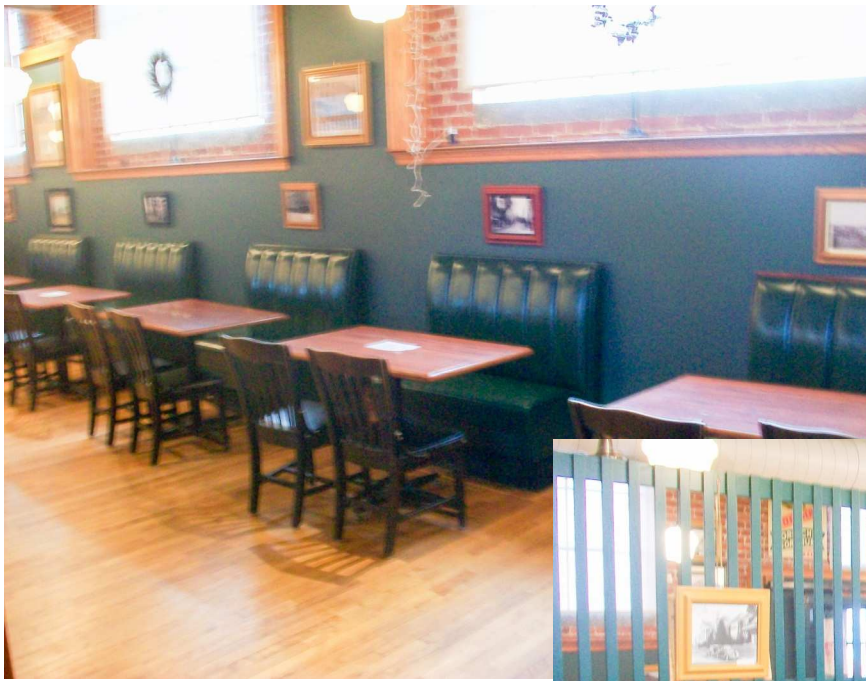




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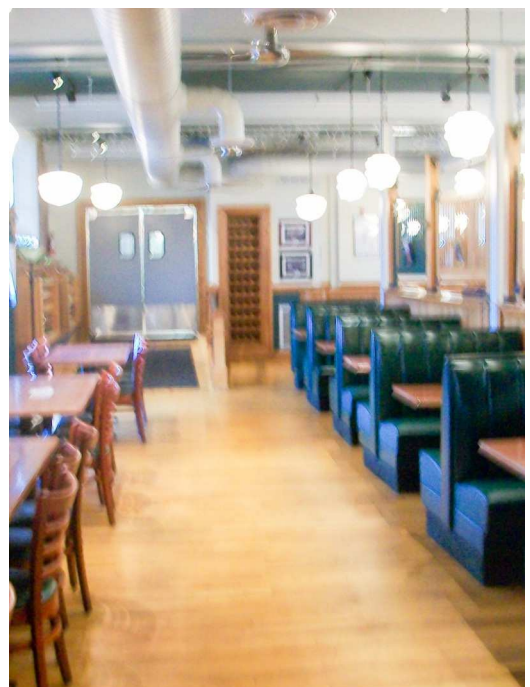
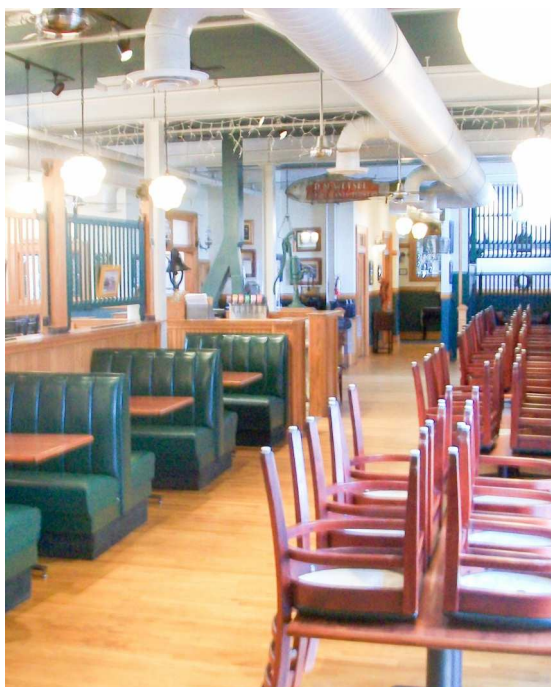
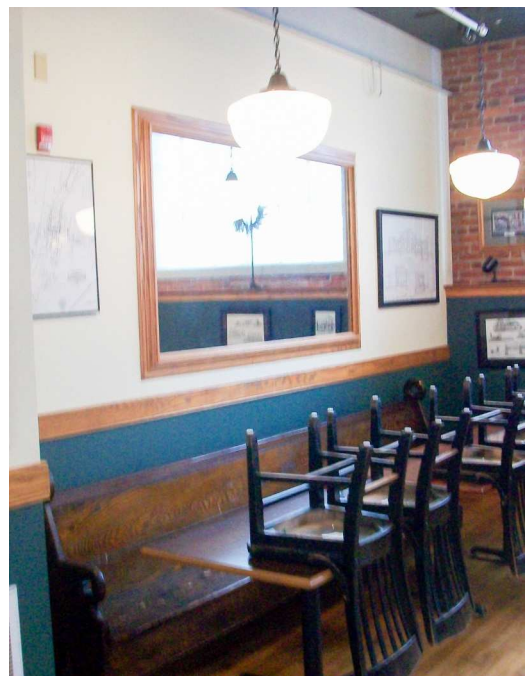
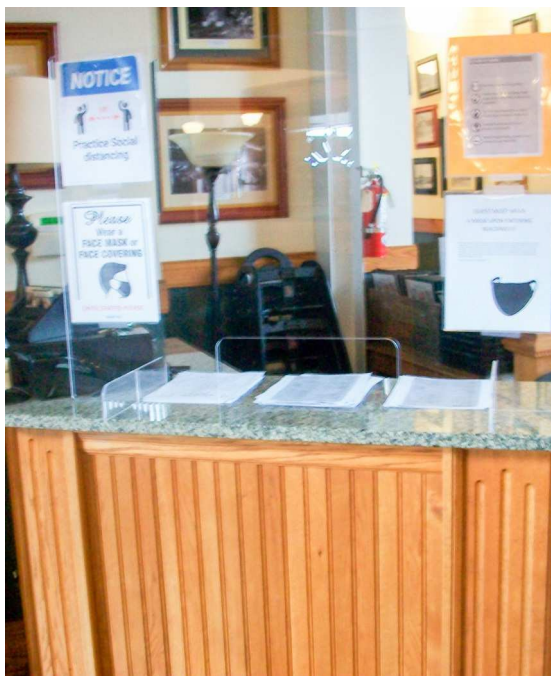
Current Set Up: Restaurant, Bar, Banquet Room, Kitchen

- 6,438 Square Feet
- 2 leaseable spaces, both heated by natural gas and have AC units for space
- Restaurant uses space on first floor to store dry goods
- Outdoor freezer and outdoor refrigerator, included in sale
- 1 men's bathroom, 1 women's bathroom
- Banquet area ; 1 men's bathroom, 1 women's bathroom
- Access to 2nd floor by elevator or stairs from parking lot
- Outdoor dining in an area adjacent to stairs to building
- Convey with sale: Booths in restaurant, tables in restaurant and bar, chairs in restaurant and bar, barstools in bar, stand up freezer, 2 fryers, flat top grill, char grill, stove / oven, oven, 3 prep line coolers, dressing cooler, soup table, 2 door prep cooler, 2 bottle coolers, 2 keg coolers

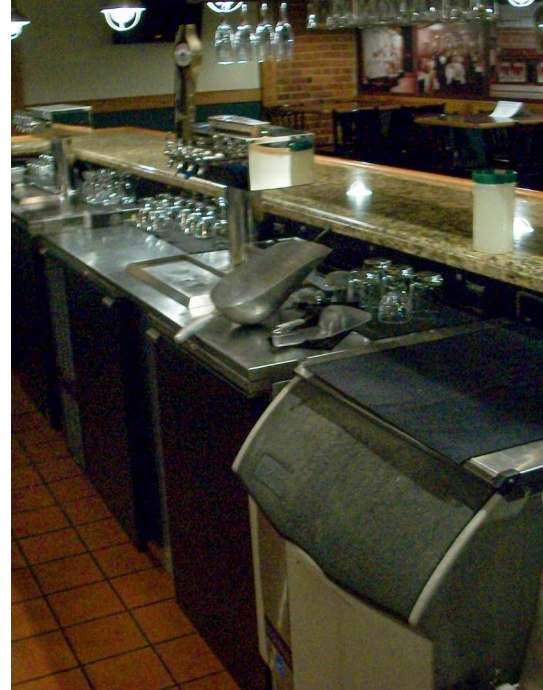


Restaurant Area

176 seat restaurant, full kitchen, bar area with capacity of 49 people



2nd Floor Bar Area



Banquet Area

Capable of seating 60 people

Accessed by elevator or stairs from the parking lot area

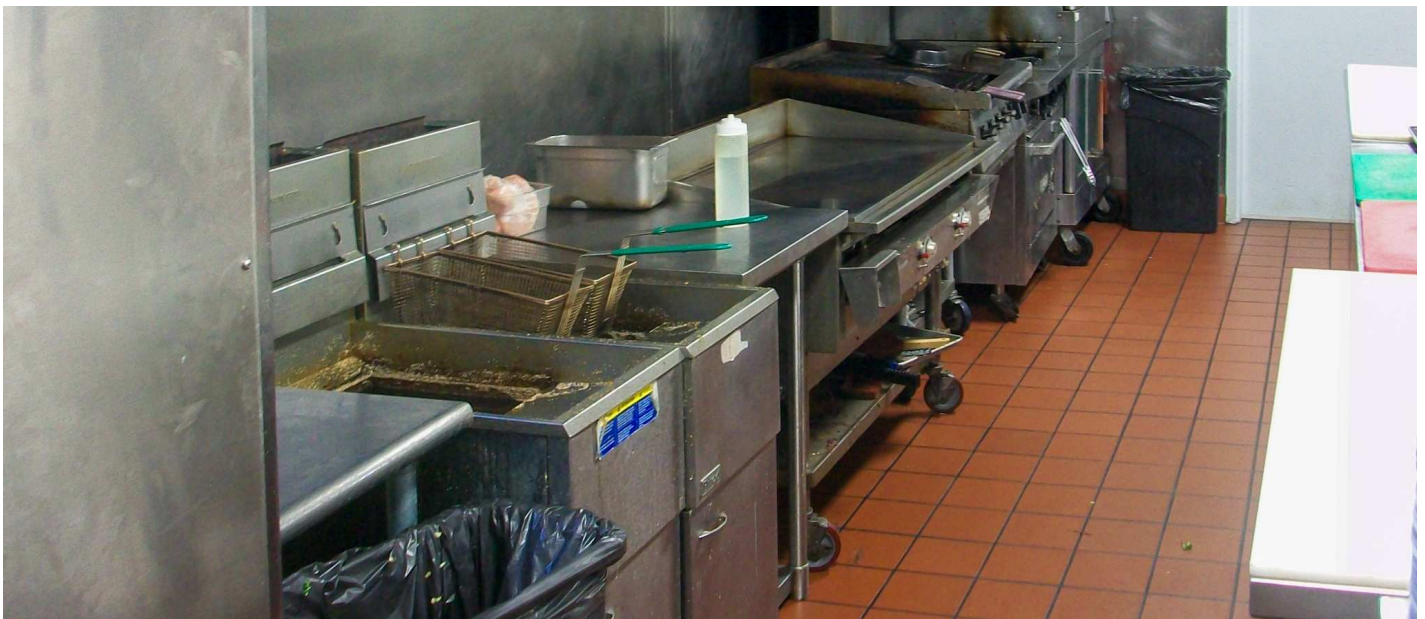
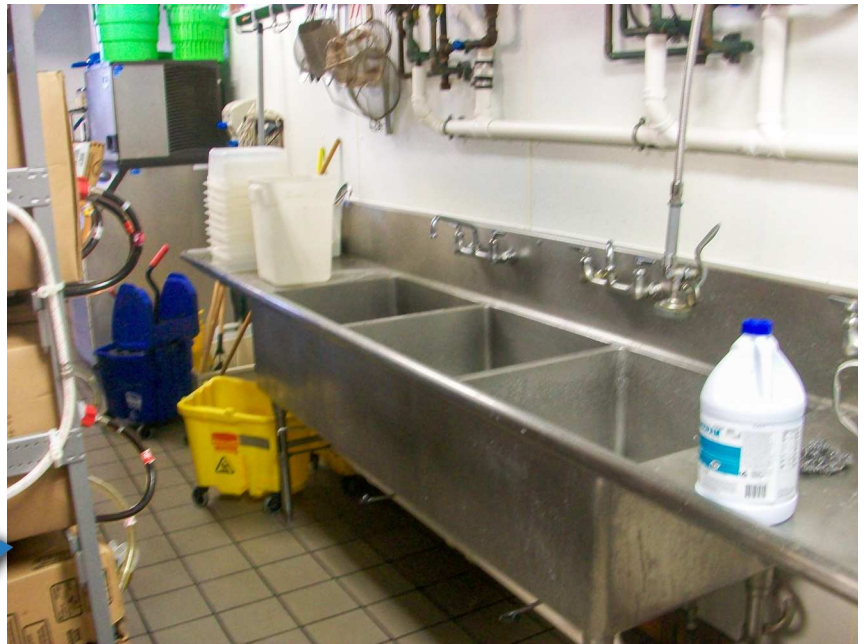
29 paved parking spaces on site



Wetsel Complex, LLC						
	<u>2019</u>	<u>2018</u>	<u>2017</u>			
Rental Revenues	\$335,075	\$346,355	\$353,614			
<u>Operating Expenses</u>						
Insurance	\$17,880	\$15,086	\$8,599			
Repairs and Maintenance	\$23,374	\$3,307	\$8,212			
Real Estate Taxes	\$25,846	\$24,737	\$23,733			
<u>Utilities</u>	<u>\$4,416</u>	<u>\$8,156</u>	<u>\$5,896</u>			
Total Operating Expenses	\$71,516	\$51,286	\$46,440			
Operating Income - EBIDA	\$263,559	\$295,069	\$307,174			
2020 will be similar to 2019 but that information has not been compiled by the accountants.						
Union Station, LLC	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Revenues	\$868,743	\$1,033,679	\$1,239,281	\$1,491,968	\$1,531,556	\$1,537,042
Cost of Sales	\$285,772	\$381,452	\$450,130	\$585,374	\$629,385	\$646,099
Gross Profit	\$582,971	\$652,227	\$789,151	\$906,594	\$902,171	\$890,943

Kitchen Area

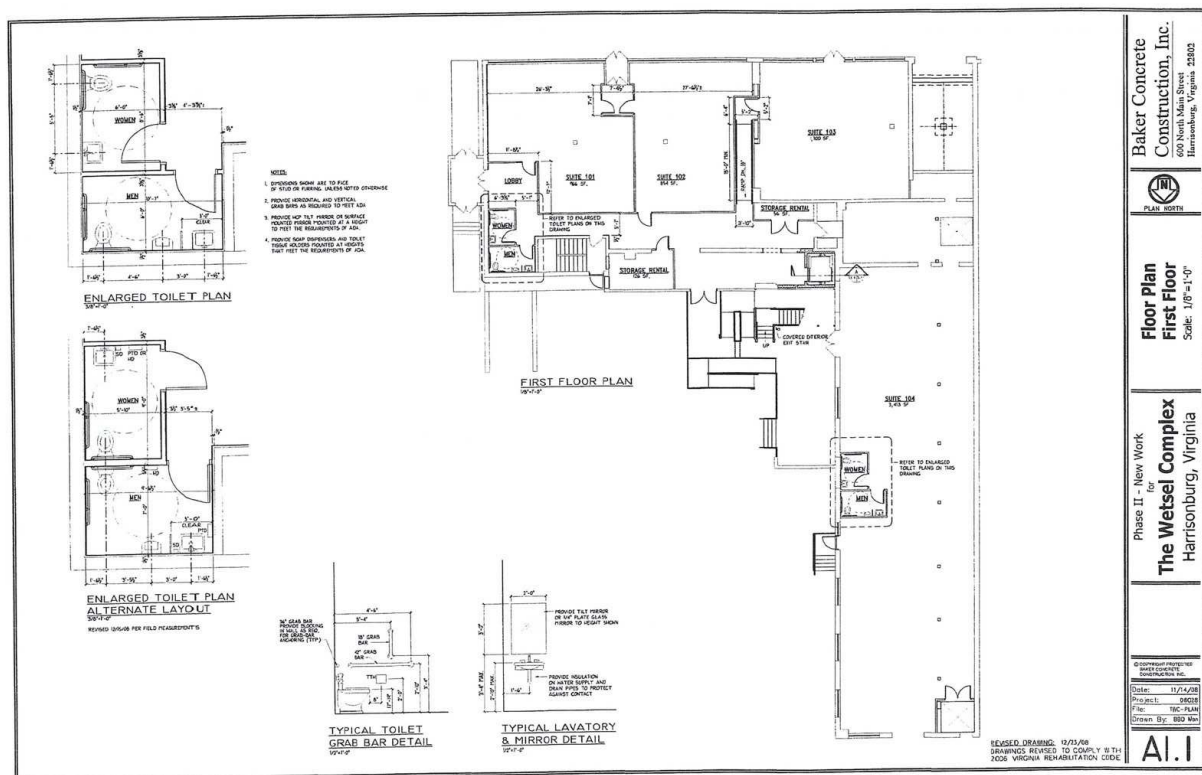
INCLUDED IN THE SALE:
booths in restaurant, tables
in restaurant and bar, chairs
in restaurant and bar,
barstools in bar, stand up
freezer, 2 fryers, flat top grill,
char grill, stove / oven, oven,
3 prep line coolers,
dressing cooler, soup table,
2 door prep cooler, 2 bottle
coolers, 2 keg coolers

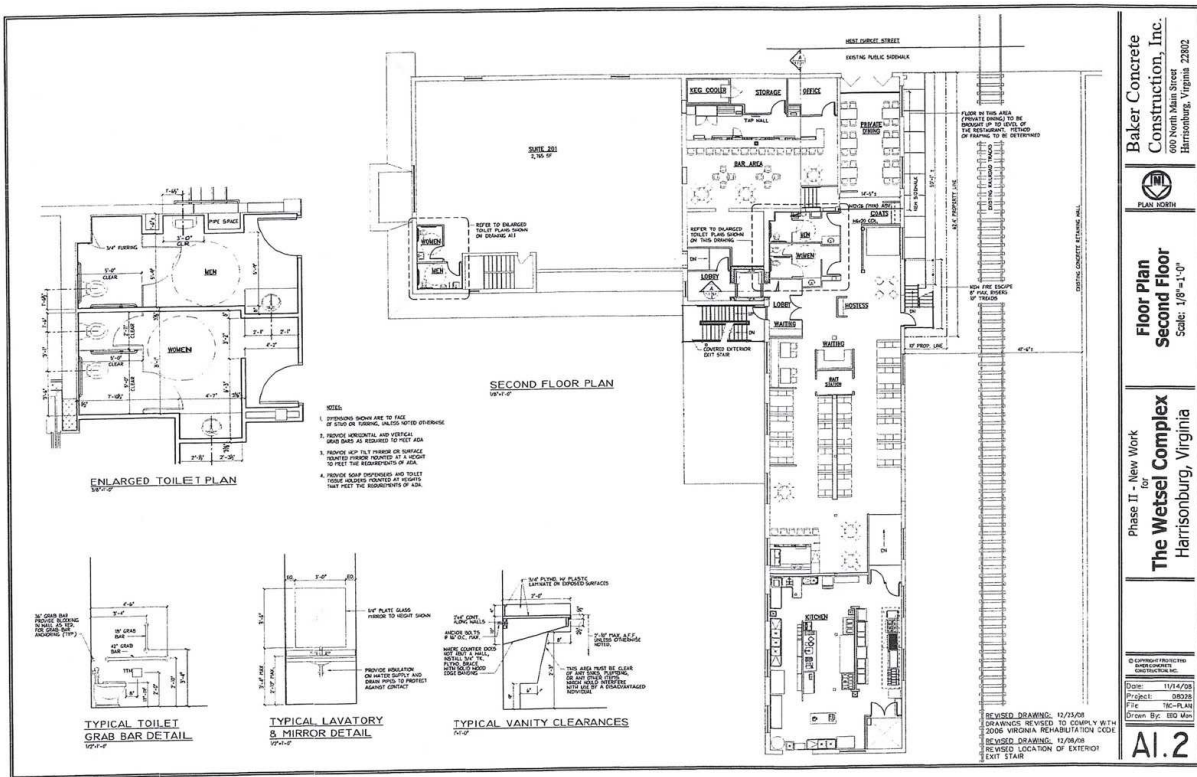




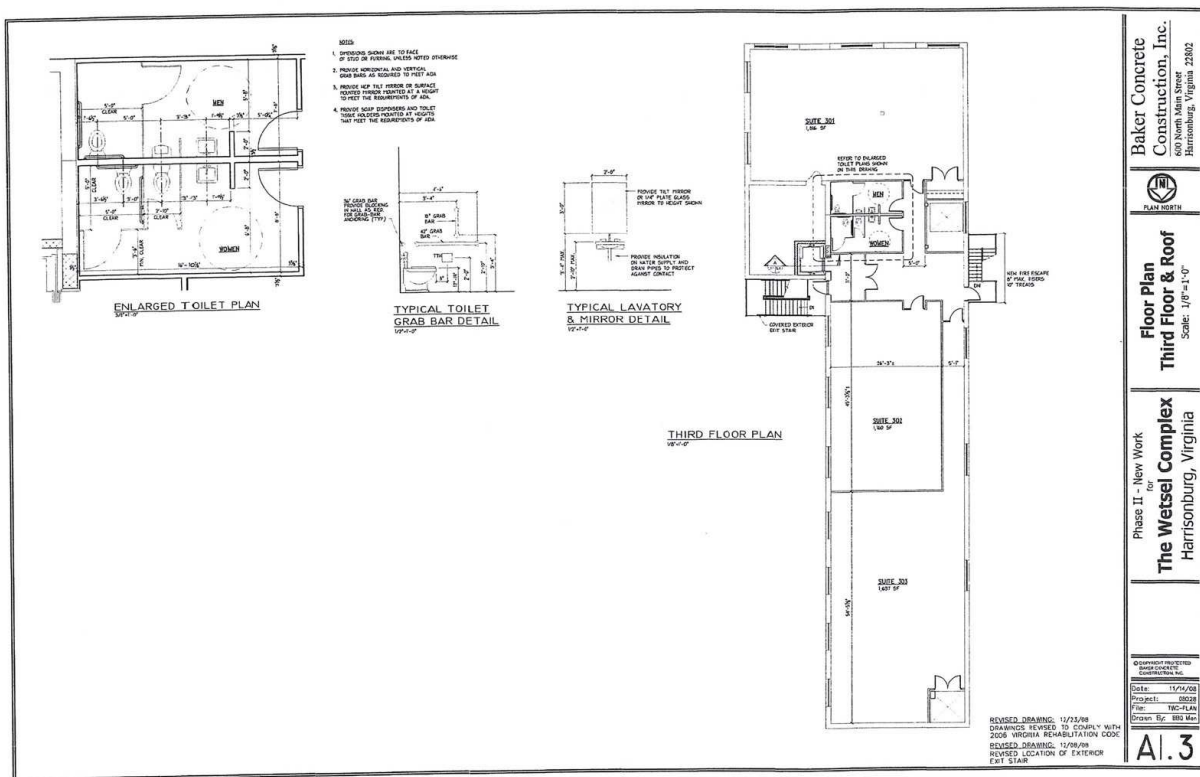


The current build out of each floor may vary from the floor plans depicted.





The current build out of each floor may vary from the floor plans depicted.



128 W Market St, Harrisonburg VA
3 story commercial building : 3rd Floor
3 Leasable Spaces





3rd Floor Office Space

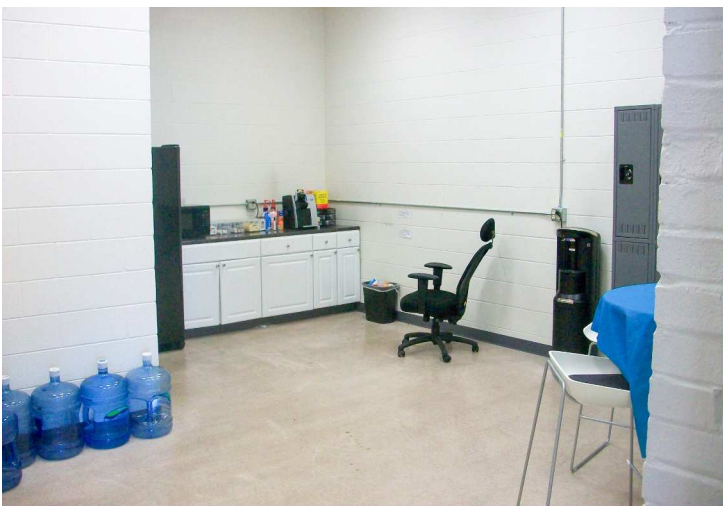
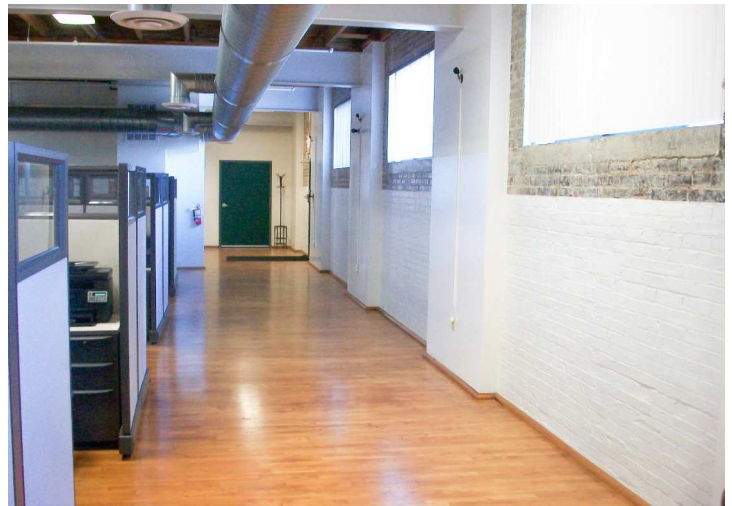
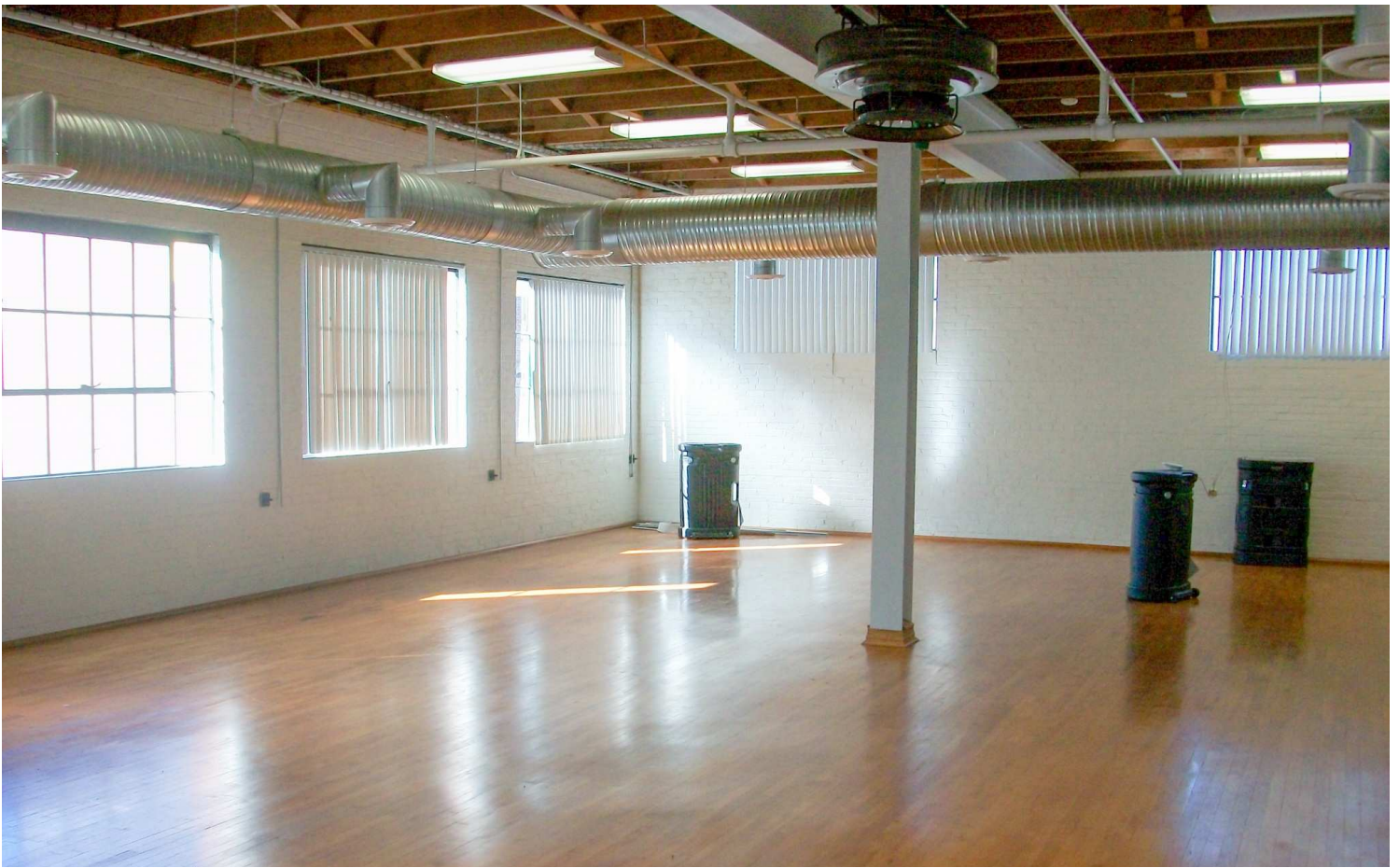
5,907 Sq Feet

Heated by natural gas & AC units

1 Men's bathroom, 1 Women's bathroom

Access by elevator or stairs from parking lot. Wired for fiber optics.





128 W Market St Harrisonburg VA

Comm
Mennonite

ingham County Jail

United Methodist
h Community

Community
Church

Otterbein United
Methodist Church





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COMMERCIAL AUCTION

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***Preview Schedule: Monday 3/22 & Monday 4/5 &
Monday 4/19 12PM - 2PM
Other Times By Appointment***

VAAF93

Directions: Property is located on the corner of W. Market St. (Rt. 33) and Lee Hwy (Rt. 11) in downtown Harrisonburg. It is 1 block west of the Rockingham Co. Circuit Courthouse and Courthouse Square. It is also about .5 mile north of the JMU Campus

Terms: 5% deposit on sale day with the balance due at closing in about 30 days. Tenant rent will be prorated as of closing. 10% Buyer's Premium added to the highest bid.



434-525-2991
828 Main St, 15th Floor
Lynchburg VA 24504