

# Commercial - STEPHENSON, VA

MARTINSBURG PIKE

2485 3 BED 2 BATH  
2509 3 BED 2 BATH  
2527 2 BED 1 BATH  
2491 3 BED 1 BATH  
2511 MOBILE HOME PAD SITE



## 2485 Martinsburg Pike, Stephenson, VA, 22656

Offered at \$1,160,000

Income producing B-2 zoned commercial property on Route 11 in Stephenson. This property gives the investor or developer a variety of options. Currently the 4 acres has 4 rental houses that are rented month to month with long term tenants and one mobile home pad site generating consistent income. The master development plan has been completed and approved. The current survey and engineered drawings are available. Great opportunity to hold for the future or take the property from its present use and convert it into commercial retail shops and or a gas station. The location generates a car count of over 7200 vehicles a day as of 2020. With the recent expansion of local neighborhoods including Snowden Bridge the car count has steadily been on the rise. The intersection of Old Charlestown Rd. has recently been signalized which is 430 feet from the property route 11, Interstate 81 and 37 bypass interchange at Exit 317 is one and a half miles. The property would make a great long or short term holding in its current condition. The rental homes which have each been rented by the current tenants for the past 4+ years without any increase in rental fees. The mobile home pad site is currently rented as well are the four homes which have 3 separate three bedroom homes with large yards and one 2 bedroom home. All four homes are served by septic systems although two have private wells and 3 are served by town water. Sewer is available with in a short distance county fees will apply to connect. The 5 rental properties are on one large level 4 acre parcel. More pictures coming soon.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

4.02 acre (lot size)

Built: 1956



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