

FOR SALE · OFFERING MEMORANDUM

Office

Blacksburg, VA 24061

Office / Traditional

ASKING PRICE

$1,800,000

CAP RATE	NOI	BUILDING SIZE	LOT SIZE
3%	$12,008	6,000 SF	3 AC

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Akhil Venugopal
Real Estate Developer

LISTED ON Hutfin

Office

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Akhil Venugopal
Real Estate Developer
Armitage



01

Executive Summary

OFFERING SUMMARY

ADDRESS	Blacksburg, VA 24061
PROPERTY TYPE	Office / Traditional
BUILDING SIZE	6,000 SF
NET RENTABLE	5,882 SF
LOT SIZE	3 AC
YEAR BUILT	2015
PROPERTY CLASS	A
ZONING	MX-T

FINANCIAL SUMMARY

ASKING PRICE	$1,800,000
PRICE / SF	$300.00/SF
CAP RATE	3%
NOI	$12,008
OCCUPANCY	80%
TENANCY	Single Tenant
CURRENTLY LEASED	No

HIGHLIGHTS

- ✓ Class A office, built 2015
- ✓ $1,800,000 asking price at a 3.00% cap
- ✓ $12,008 NOI, stabilized investment
- ✓ 3-acre site zoned MX-T
- ✓ Paved parking at a 6:1 ratio

02

Property Description

Class A single-tenant office building in Blacksburg, Virginia, offered at $1,800,000 at a 3.00% cap with $12,008 NOI. The asset is a stabilized investment sale, priced as a traditional sale.

Built in 2015, the 6,000 SF building is a single structure with 8 stories, and sits on a 3-acre lot zoned MX-T. Ceiling height is 5 meters. Parking is paved, with a 6:1 parking ratio. The property is listed at a minimum of 80% occupancy. Ownership is listed as Upstox. The address is Blacksburg, VA 24061.

03

Property Details

CEILING HEIGHT / SLAB TO SLAB	5 M
PARKING INFO	Paved parking with 6:1 parking ratio
INVESTMENT DETAIL	Located at the heart of the city

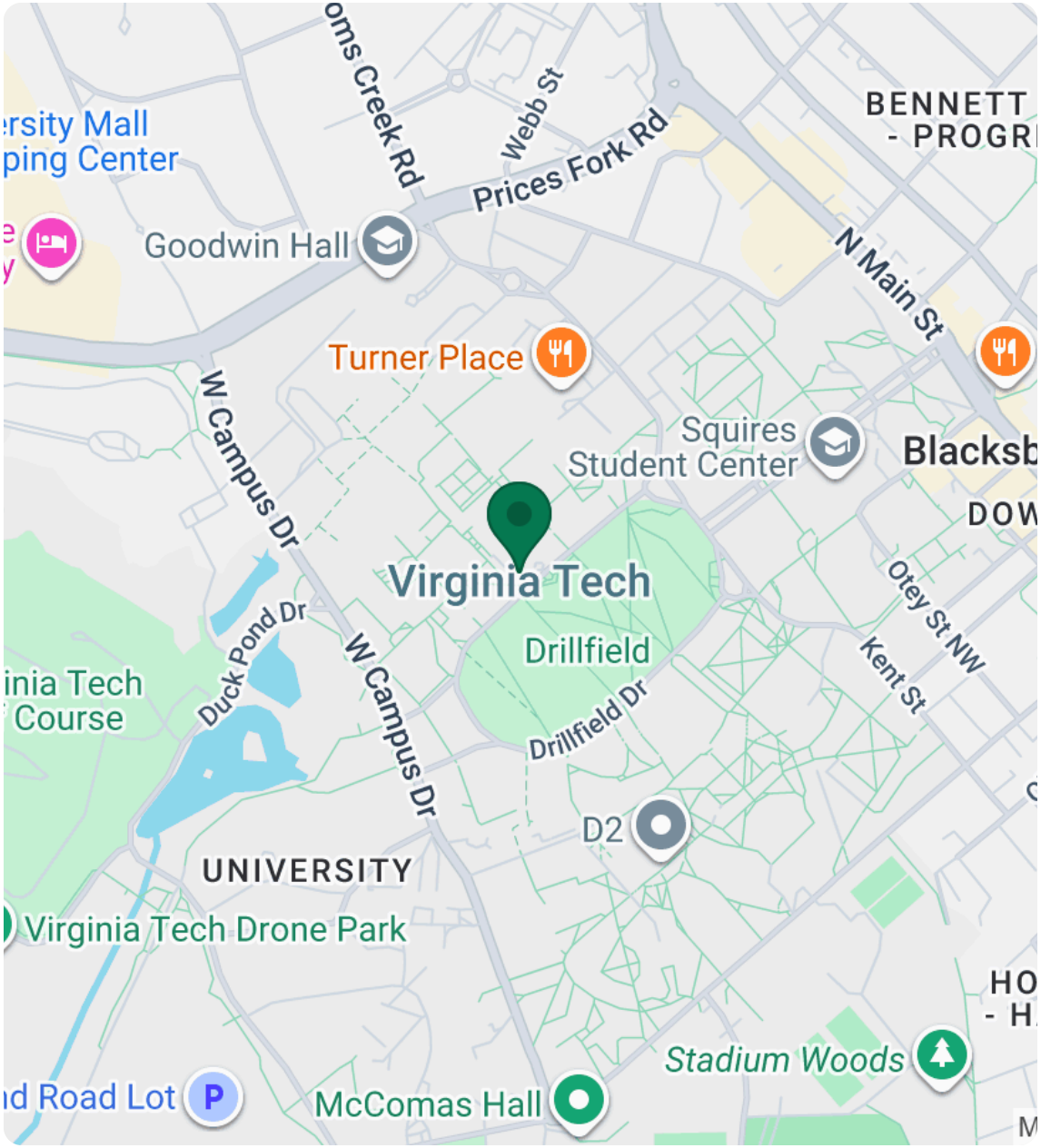
SALE TYPE	Traditional Sale
REQUESTED CLOSING PERIOD	60 days
DUE DILIGENCE PERIOD	60 days
BROKER CO-OP	Yes
TYPICAL FLOOR SIZE	10,400 SF

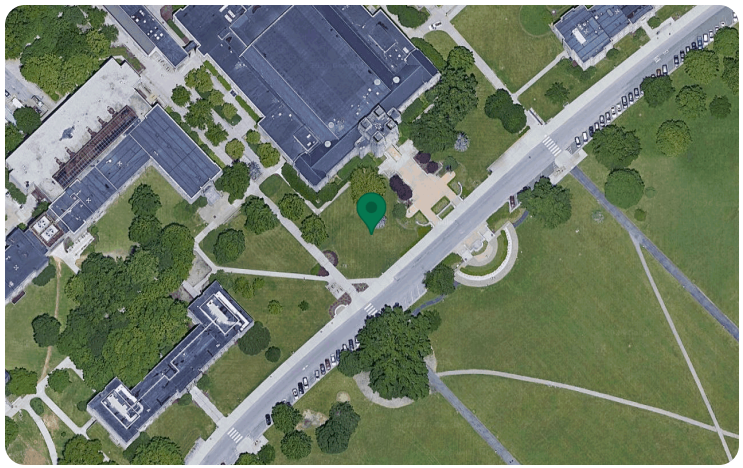
BUILDING FAR	0.34
NO OF BUILDINGS	1
NO OF STORIES	8
OWNERSHIP	Upstox

04

Location

Blacksburg, VA 24061





BUSES

Torgersen Hall	4 min walk · 0.2 mi
Hahn Hall	4 min walk · 0.2 mi
Wright House	4 min walk · 0.2 mi

Transit data provided by Google. Times and distances are estimates.

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Blacksburg, VA 24061

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