



FOR SALE • OFFERING MEMORANDUM

Hotel

309 Fieldstone Ln, Blacksburg, VA 24060

Hospitality / Hotel

ASKING PRICE

\$500,000

CAP RATE

3%

NOI

\$1,200

BUILDING SIZE

6,000 SF

LOT SIZE

3 AC

EXCLUSIVELY MARKETING BY



Akhil Venugopal
Real Estate Developer



LISTED ON **Hutfin**



Hotel

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Akhil Venugopal
Real Estate Developer
Armitage



Executive Summary

OFFERING SUMMARY

ADDRESS	309 Fieldstone Ln, Blacksburg, VA 24060
PROPERTY TYPE	Hospitality / Hotel
BUILDING SIZE	6,000 SF
LOT SIZE	3 AC
YEAR BUILT	2015
ZONING	MX-T
NO OF STORIES	8
NO OF BUILDINGS	1

FINANCIAL SUMMARY

ASKING PRICE	\$500,000
PRICE / SF	\$83.33/SF
CAP RATE	3%
NOI	\$1,200
OCCUPANCY	80%
TENANCY	Single Tenant
CURRENTLY LEASED	No

HIGHLIGHTS

- ✓ Value-add hotel investment priced at \$500,000
- ✓ 3.00% cap rate with \$1,200 NOI
- ✓ 80% occupancy
- ✓ Built in 2015, 8 stories, 6,000 SF
- ✓ 3-acre site zoned MX-T with paved parking



Property Description

Hotel in Blacksburg, Virginia, offered at \$500,000 at a 3.00% cap on a traditional sale. The single-tenant asset is listed as a value-add investment, with a stated NOI of \$1,200 and 80% occupancy.

The property is located at 309 Fieldstone Ln, Blacksburg, VA 24060. It is a single building of 6,000 SF, built in 2015, with 8 stories, on a 3-acre site zoned MX-T. Parking is paved, with a 6:1 parking ratio. Ownership is listed as Upstox.



Property Details

PARKING INFO	Paved parking with 6:1 parking ratio
INVESTMENT DETAIL	Located at the heart of the city

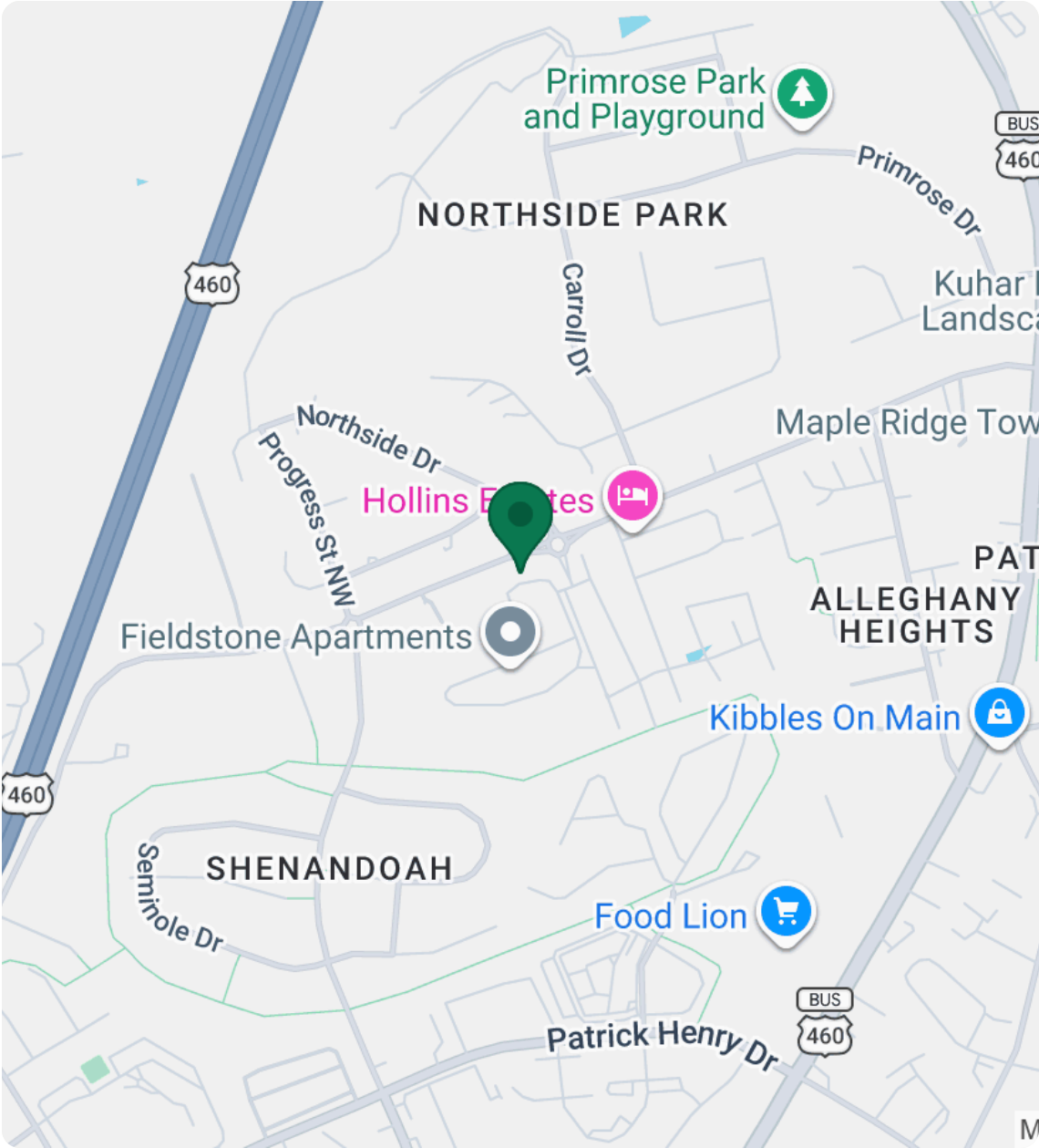
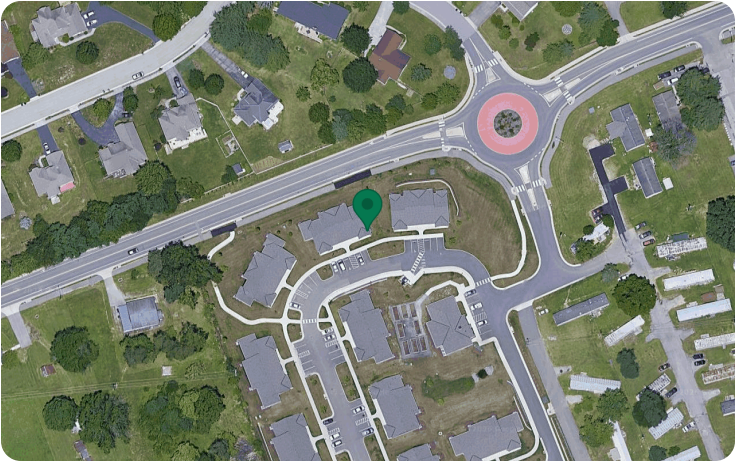
SALE TYPE	Traditional Sale
REQUESTED CLOSING PERIOD	60 days
DUE DILIGENCE PERIOD	60 days
BROKER CO-OP	Yes

BRAND	Privately Owned
TYPICAL FLOOR SIZE	10,400 SF
UNITS	1
OWNERSHIP	Upstox



Location

309 Fieldstone Ln, Blacksburg, VA 24060



BUSES

Givens/Yale Ebnd	4 min walk · 0.2 mi
Seneca Circle	13 min walk · 0.6 mi
Givens/Whipple Ebnd	9 min walk · 0.4 mi

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



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