



# For Sale Self-Storage & Contractor Yard Business & Real Estate

5320 Strasburg Road, Strasburg, VA 22657

## *Price Reduction!!!*

## *\$796,000*

### Contact:

**Mike Silek**

Senior Commercial  
Specialist

**540-247-6317**

michaelsilek@adamsnelson.co

or

**Suzanne Conrad**

Associate Broker/Senior  
Commercial Specialist

**540-931-4716**

suzanneconrad@adamsnelson.com

**Adams-Nelson &  
Associates, Inc.**

The Fern Adams Building  
303 S. Loudoun Street  
Winchester, VA 22601  
Phone: 540.667.2424  
Fax: 540.667.2441  
[www.adamsnelson.com](http://www.adamsnelson.com)



## *Property Description*

The property is located at 5320 Strasburg Road in Warren County, VA. It is on Rt. 55 West between Front Royal and Strasburg, VA. Just 10 minutes from I-81 in either direction and 7 miles from the Virginia Inland Port.

Entry to the property is gained from Rt. 55 West/Strasburg Road through a VDOT approved commercial entrance, which is gated with a mechanized open and close unit. The portion of the lot that fronts the highway is fenced and landscaped. The rear and western boundaries are also landscaped. The property is serviced with underground electric from Rappahannock Electric Co. Underground telephone and cable also—no above ground utilities. There are various water hydrants through out the property. The property has a well lit and uniform lighting system in place that covers all of the buildings and most ground space at night.

The property consists of 3.246 acres zoned industrial with improvements and an existing income producing storage business. This property currently holds three (3) valid conditional use permits that will automatically convey with the sale of the property. Conditional use permits include: Contractors storage yard; Outdoor storage for RV's, boats and vehicles; Dwelling for guard or caretaker. The property is served by a private well and septic.

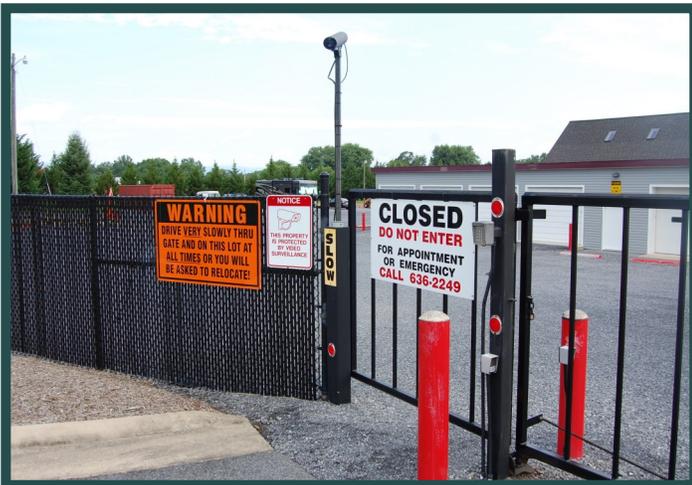
This is a unique piece of Industrial Property as it sits on a main, well-traveled highway between two towns and close to the interstate. This property is turn-key ready for many types of operations, unlike today's industrial lots with tighter restrictions and confined to industrial parks off of the beaten path.

The straight forward zoning is very good and allows for an assortment of by-right uses and a fair amount of accessory uses and uses allowed with a conditional use permit. A contractor, large or small could locate their equipment, trucks, vehicles, etc., on this property and also continue their indoor and outdoor storage business as additional income. Also, the enclosed storage units are able and allowed to expand as needed.

## *Rental Rate Information*

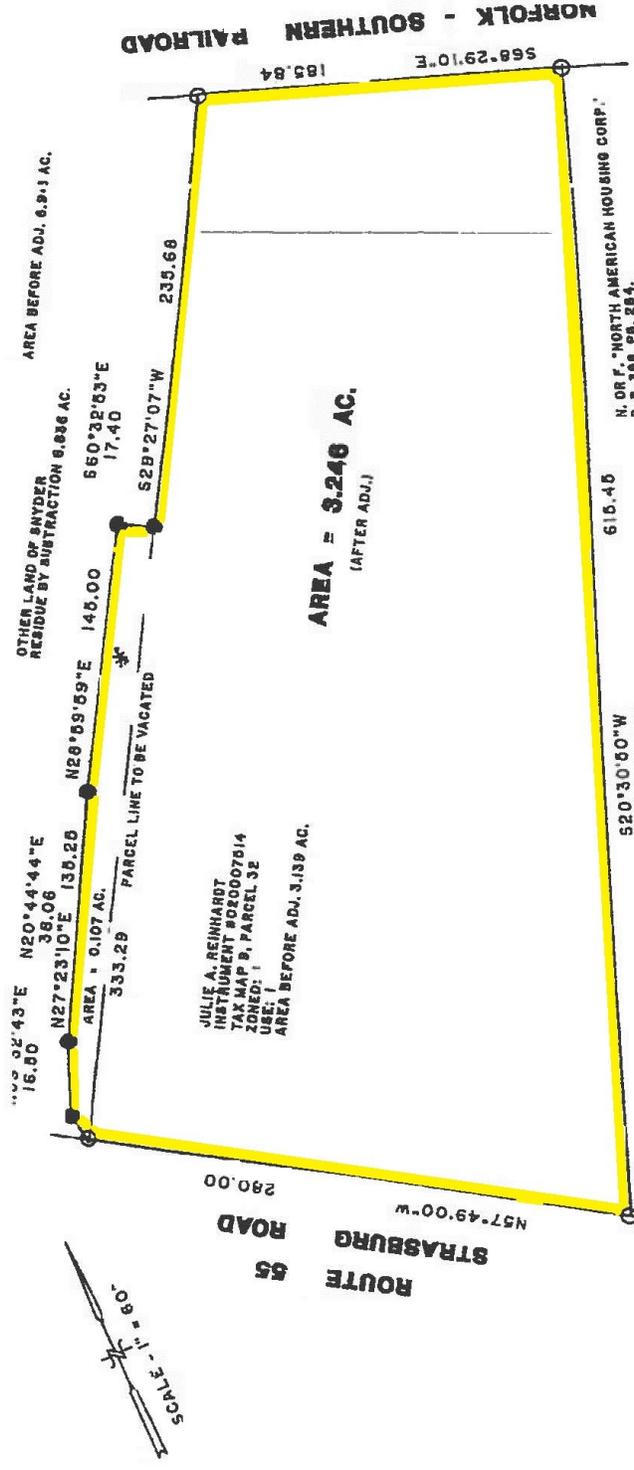
<b>Dwelling for guard or caretaker:</b>	1,500 SF	\$1,000/MO
<b>Office Space:</b>	330 SF	\$450/MO
<b>Garage/Workshop:</b>	1,000 SF	\$1,200/MO
<b>Apartment/Office//Added Storage:</b>	800 SF	\$650/MO
<b>Indoor Storage Units:</b>	5—12x30	\$200/MO
	1—10 x 20	\$125/MO
<b>Outdoor Portable Storage Containers:</b>	1—8x40	\$150/MO
	2—8x20	\$100/MO
<b>Outdoor Parking Spaces:</b>	75	\$65/MO
(Contractors' Equipment/RV's/Boats/Vehicles)	25	\$55/MO
<b>Contractor Yard Space:</b>	9,000 SF	\$600/MO

*5320 Strasburg Road, Strasburg, Virginia*  
*Exterior Photos*



*5320 Strasburg Road, Strasburg, Virginia*  
*Exterior Photos continued*





JULIE A. REINHARDT  
 INSTRUMENT #020007614  
 TAX MAP #, PARCEL 32  
 ZONE: 1  
 USE: 1  
 AREA BEFORE ADJ. 3.139 AC.

● DENOTES IRON PIN SET  
 ○ DENOTES EXISTING PIN OR PIPE

\* ROGER E. AND BARBARA J. SNYDER  
 D. B. 288, P. 861  
 ZONE: A  
 USE: AGRICULTURE

NOTE - 0.107 AC. TO BE ATTACHED TO AND MADE AN  
 INTEGRAL PART OF THE JULIE A. REINHARDT  
 PROPERTY AND NOT TO BE CONSIDERED A SEPARATE  
 BUILDING SITE.

REVIEWED AND CERTIFIED AS EXEMPT FROM THE WARREN CO.  
 SUBDIVISION LAW UNDER SECTION 15B-3 (I) (A), ALLOWING  
 BOUNDARY ADJUSTMENTS AND MAY BE COMMITTED TO RECORD.

*[Signature]*  
 PLANNING DIRECTOR

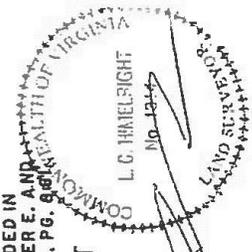
SURVEY OF THE JULIE A. REINHARDT PROPERTY RECORDED IN  
 INSTRUMENT #020007614 AND A PORTION OF THE ROGER E. AND  
 BARBARA J. SNYDER PROPERTY RECORDED IN D. B. 288, P. 861  
 NORTH RIVER MAGISTERIAL DISTRICT

**WARREN COUNTY, VIRGINIA**

PREPARED BY

HIMELRIGHT - BILLER, P.L.C.  
 PROFESSIONAL LAND SURVEYORS  
 694 RED BUD ROAD, STRASSBURG, VA.  
 PHONE 468-8767

OCTOBER 16, 2003

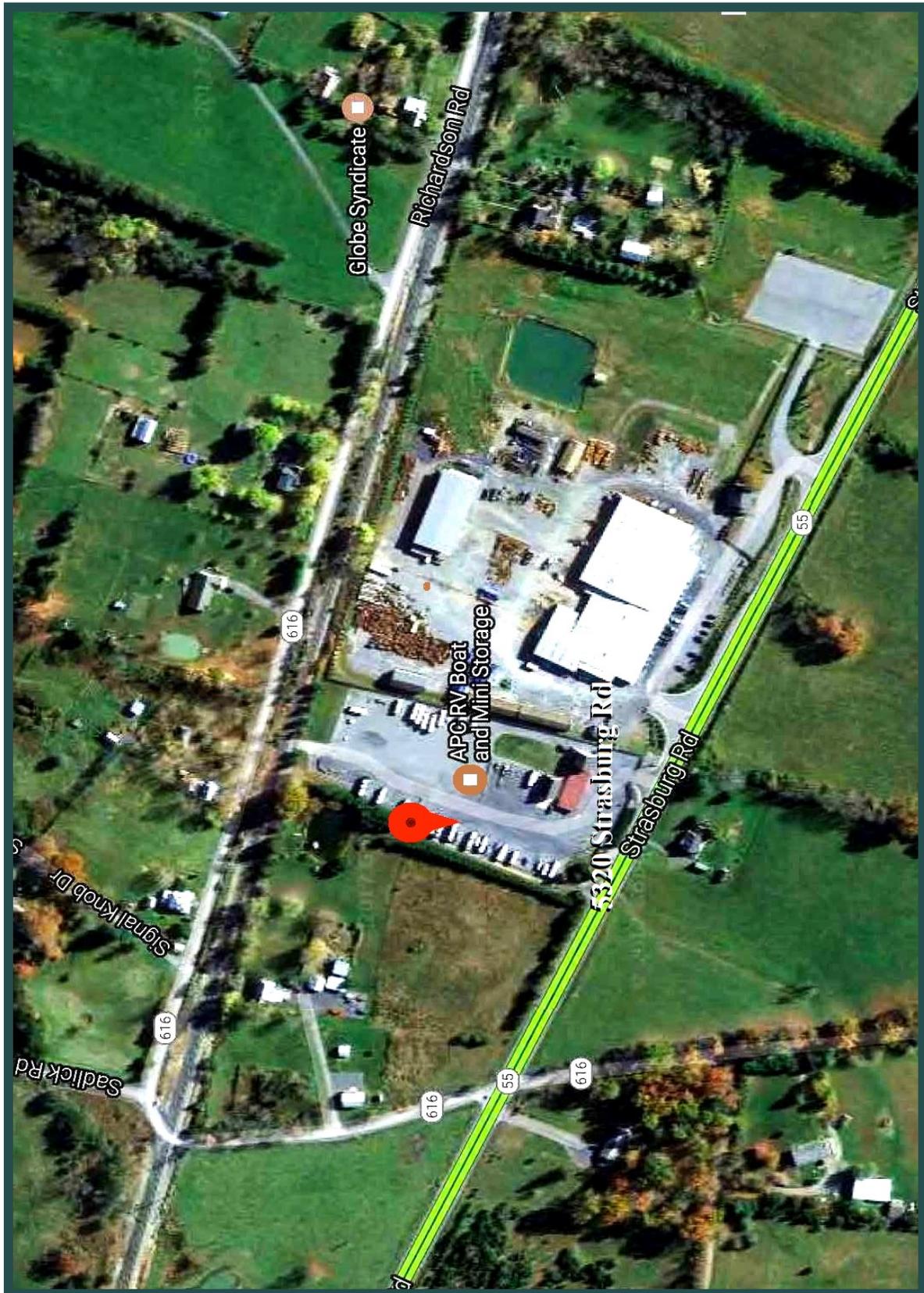


N. OR F. "NORTH AMERICAN HOUSING CORP."  
 D. B. 398, P. 8. 284.

615.45

S20°30'50"W

# *Aerial Photograph of Property*



# Regional Map

