

# INCOME PRODUCING COMMERCIAL BUILDING on 10 ACRES FRONTING RT. 17 in ESSEX COUNTY

## REAL ESTATE AUCTION

Friday, April 28, 2017 at 12:30pm

10647 Tidewater Trail – Champlain, VA 22438



*From the Estate of A.N. Johnston III (J. Robert Yeaman III, Executor):  
We have been contracted to market and sell this desirable income producing commercial building on 10 +/- acres in Essex County, VA at public auction.*

- Solid income producing commercial building on 10 +/- acres
- Building consists of 3 offices, 2 bathrooms, common area, several cubicle stations
- Building has good frontage on Rt. 17 (Tidewater Trail)
- Property is currently leased and producing \$1,425 per month (current lease expires by 10/31/17)
- Tax Map: 19-2D; Zoned: A-1

**Only \$100,000 Starting Bid!!**

Property Tour: Monday, April 17 @ 11:00am SHARP.

**Need Financing for this property??  
Please contact Kelly Strauss  
at 540-226-1279 with all inquiries**

ATTN REALTORS:  
Pre-register (by 5 pm 4/27/17)  
broker participation is compensated!!



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