



COMMERCIAL AUCTION

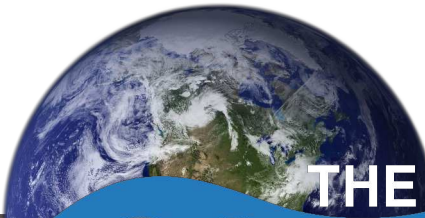
MONDAY, APRIL 26th @ 12PM

128 W Market St, Harrisonburg VA 22801



THE
COUNTS

Realty & Auction Group



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**128 W Market St
Harrisonburg VA**

COMMERCIAL AUCTION

MONDAY, APRIL 26TH @ 12PM

128 W Market St, Harrisonburg VA 22801

VAAF93



Auction Date

Monday, April 26 @ 12PM

Auction Location

128 W Market St, Harrisonburg VA
22801

25,648 Sq Ft Commercial 3 Story
Building

3 Elevators

Handicap Accessible to All
Floors

9 Spaces to Lease With 8
Currently Leased to 5 Tenants

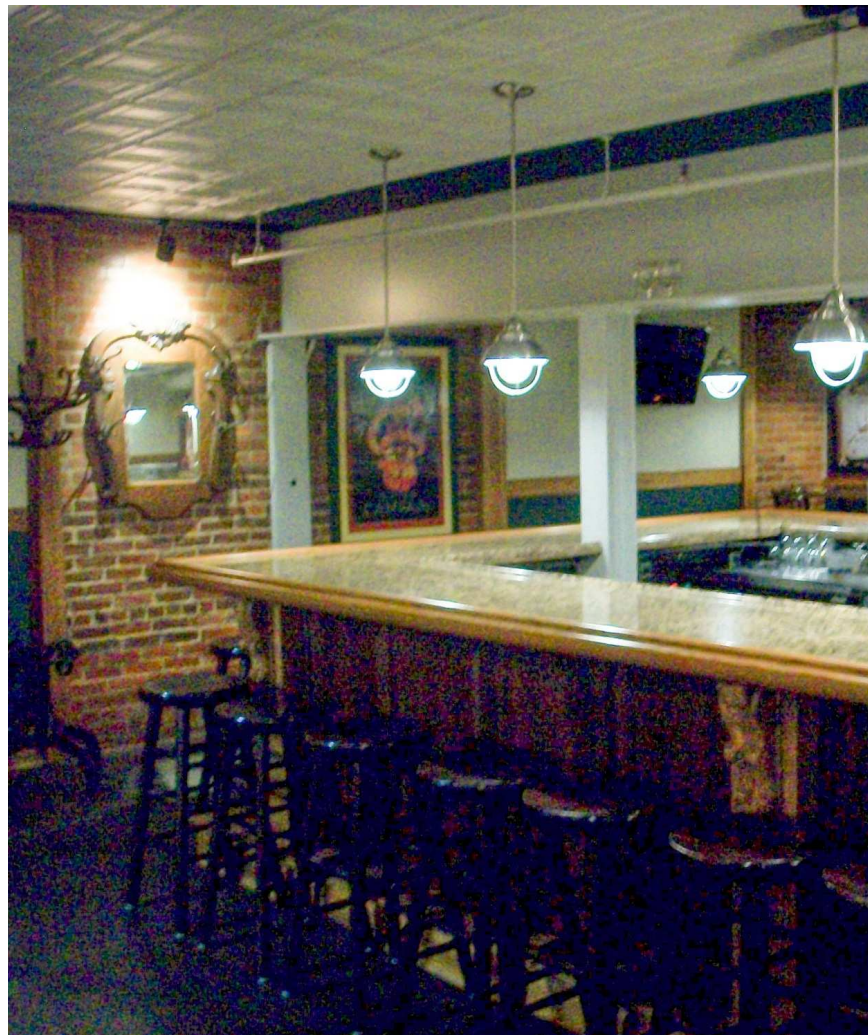
Office and Retail Space

Possible Conversion to
Apartments

Zoned B-1

29 Paved Parking Spaces on Site

Downtown Harrisonburg VA, 1
block from the Rockingham Co.
Circuit Courthouse, Rockingham/
Judicial Center Across the
Street, ~1/2 mile from JMU



INCLUDED IN THE SALE:

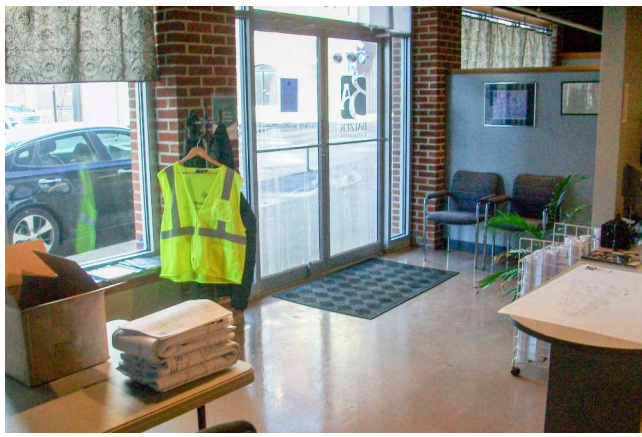
Booths in restaurant, tables in restaurant and bar, chairs in restaurant and bar, barstools in bar, stand up freezer, 2 fryers, flat top grill, char grill, stove / oven, oven, 3 prep line coolers, dressing cooler, soup table, 2 door prep cooler, 2 bottle coolers, 2 keg coolers



128 W Market St, Harrisonburg VA

3 story commercial building : 1st Floor





4 Leasable Space (101, 102, 103, 104)

- 6,383 Square Feet
- 3 spaces are currently leased
- Spaces 101, 102, & 103 heated & cooled by heat pumps
- Space 104 heated by natural gas & has a separate AC unit
- 1 men's bathroom, 1 women's bathroom, 1 unisex bathroom
- Each leasable space has direct access from either the parking lot or the street

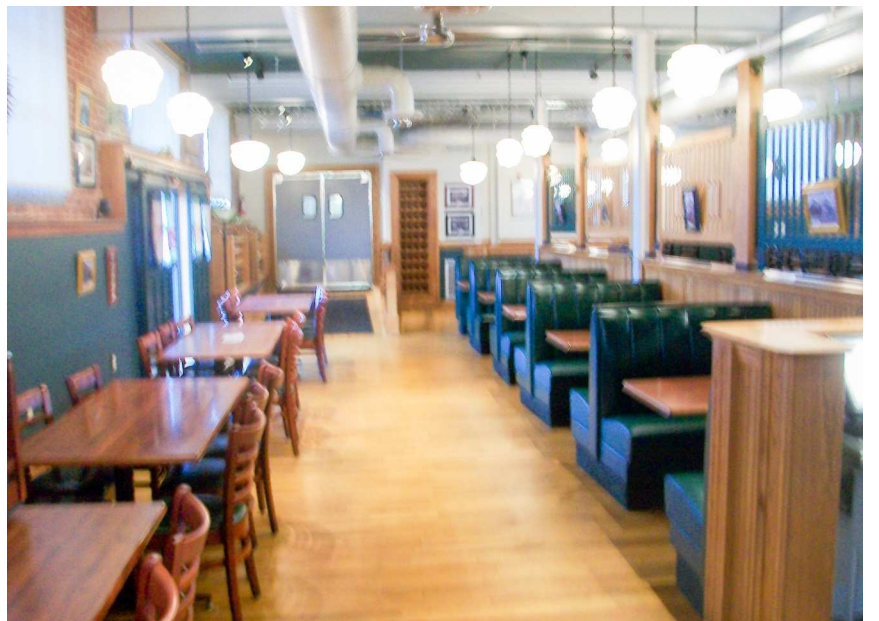
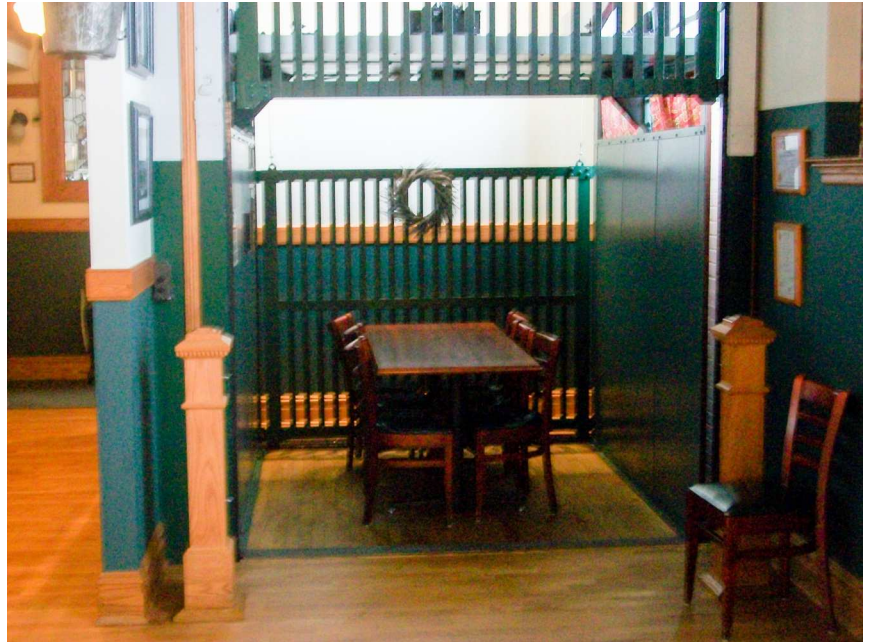
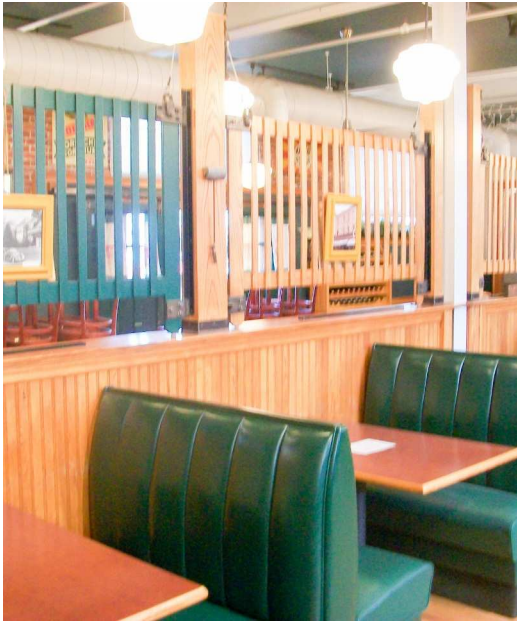
128 W Market St, Harrisonburg VA
3 story commercial building : 2nd Floor
Restaurant, Bar, Banquet Room, & Kitchen

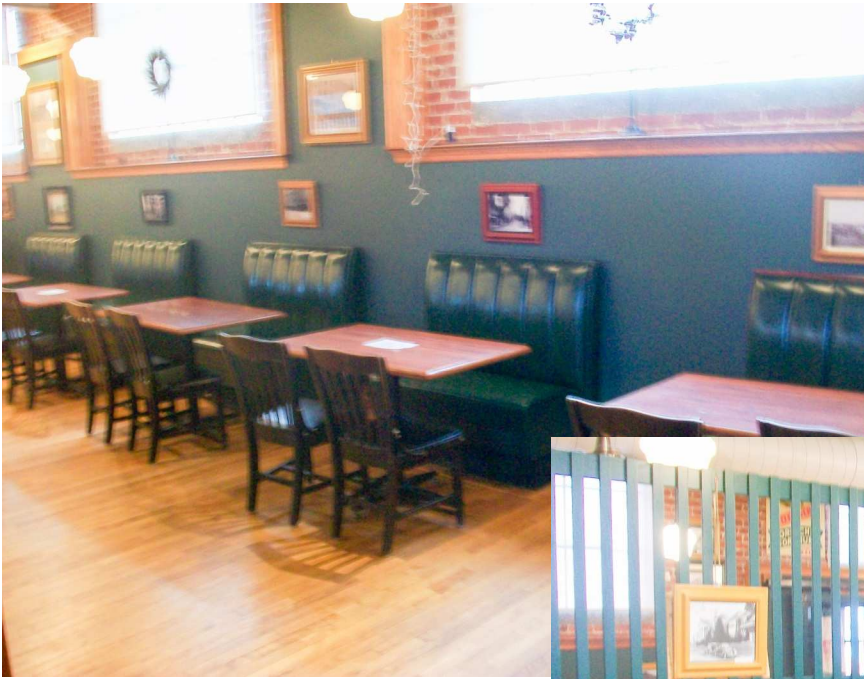


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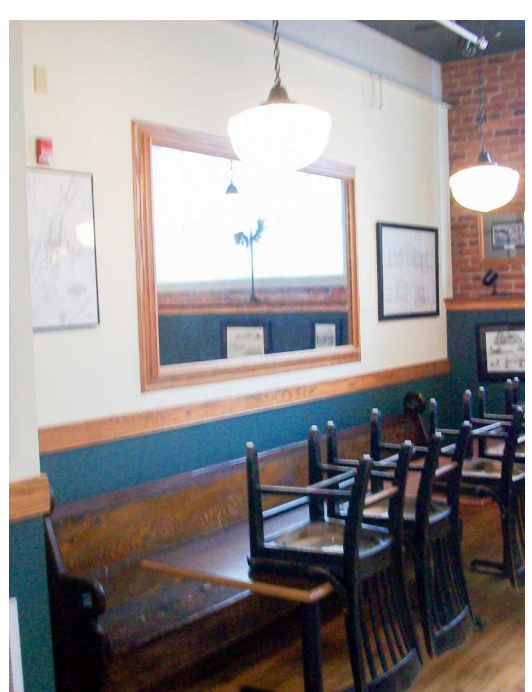
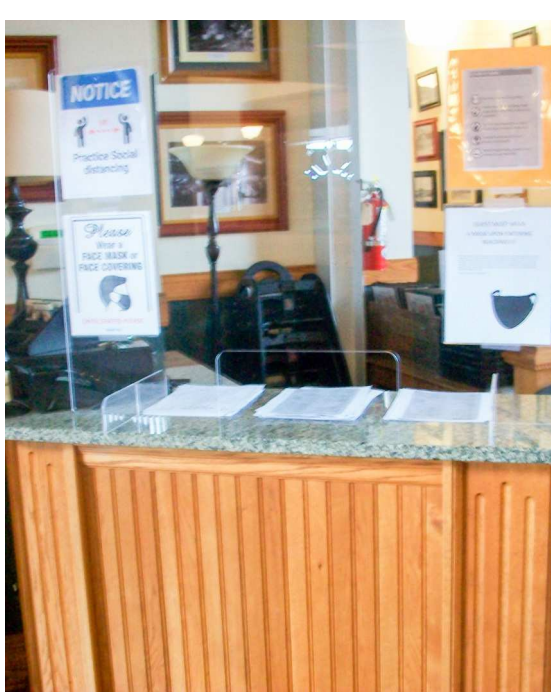
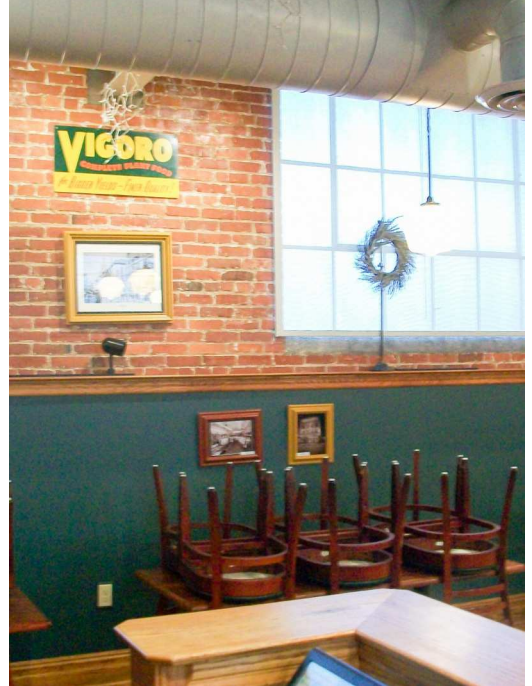
Current Set Up: Restaurant, Bar, Banquet Room, Kitchen

- 6,438 Square Feet
- 2 leaseable spaces, both heated by natural gas and have AC units for space
- Restaurant uses space on first floor to store dry goods
- Outdoor freezer and outdoor refrigerator, included in sale
- 1 men's bathroom, 1 women's bathroom
- Banquet area ; 1 men's bathroom, 1 women's bathroom
- Access to 2nd floor by elevator or stairs from parking lot
- Outdoor dining in an area adjacent to stairs to building
- Convey with sale: Booths in restaurant, tables in restaurant and bar, chairs in restaurant and bar, barstools in bar, stand up freezer, 2 fryers, flat top grill, char grill, stove / oven, oven, 3 prep line coolers, dressing cooler, soup table, 2 door prep cooler, 2 bottle coolers, 2 keg coolers

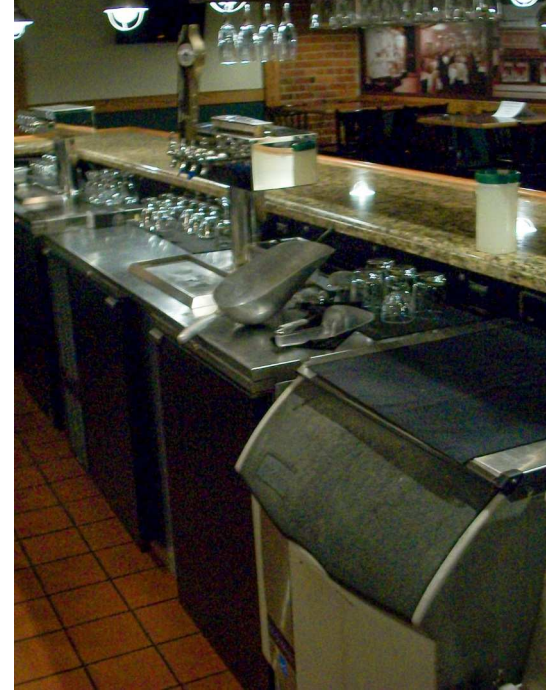


Restaurant Area

176 seat restaurant, full kitchen, bar area with capacity of 49 people



2nd Floor Bar Area



Banquet Area

Capable of seating 60 people

Accessed by elevator or stairs from the parking lot area

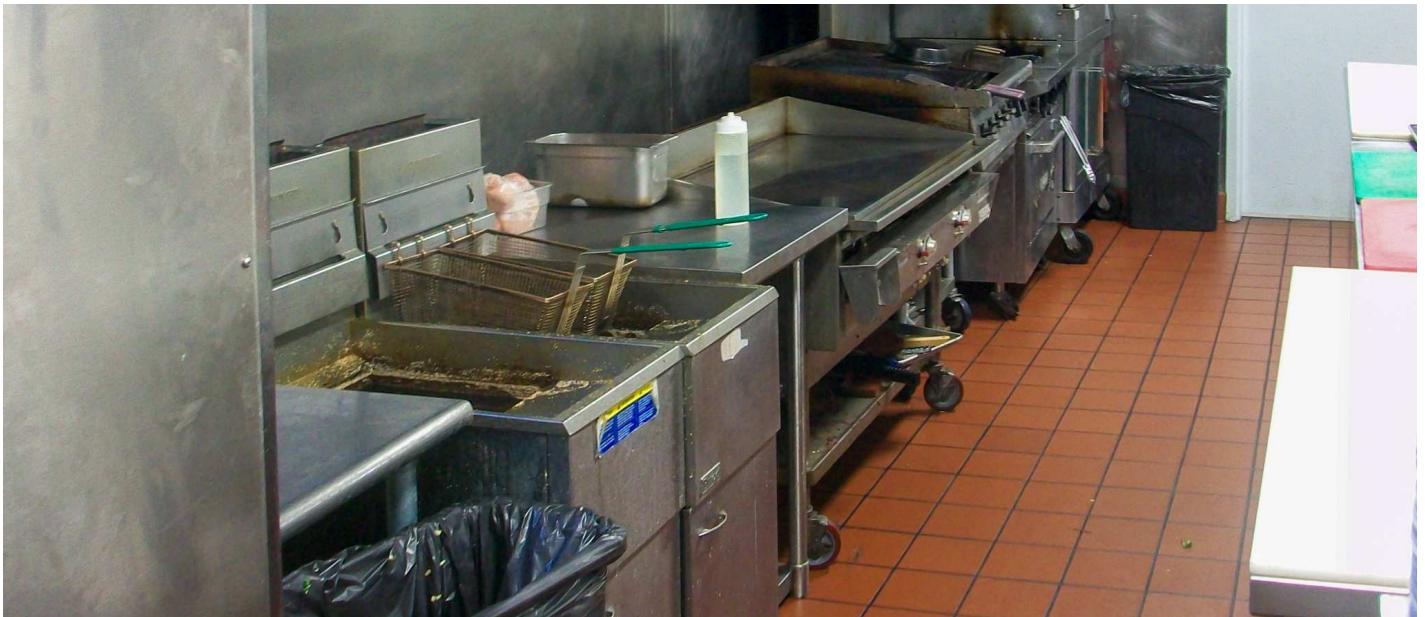
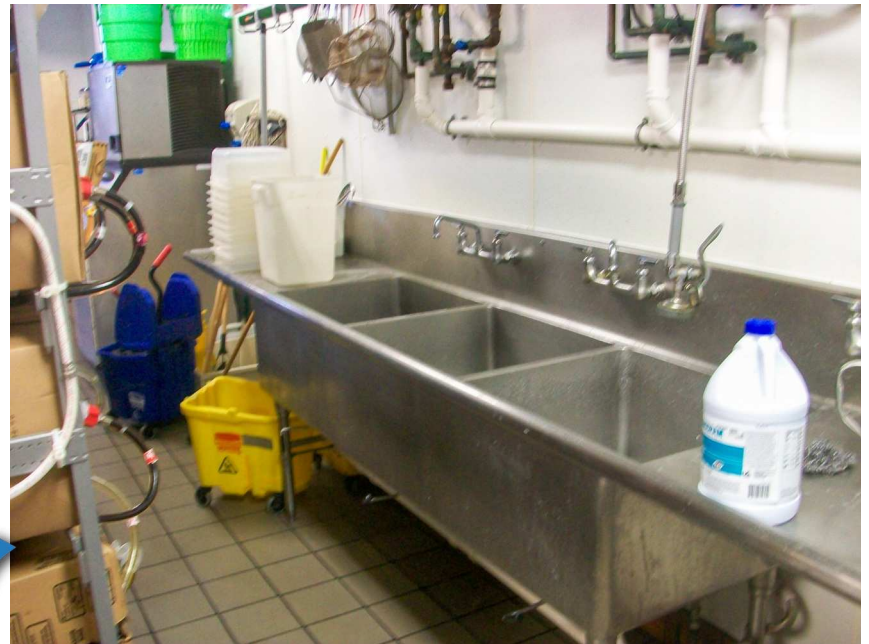
29 paved parking spaces on site



Wetsel Complex, LLC						
	<u>2019</u>	<u>2018</u>	<u>2017</u>			
Rental Revenues	\$335,075	\$346,355	\$353,614			
<u>Operating Expenses</u>						
Insurance	\$17,880	\$15,086	\$8,599			
Repairs and Maintenance	\$23,374	\$3,307	\$8,212			
Real Estate Taxes	\$25,846	\$24,737	\$23,733			
Utilities	<u>\$4,416</u>	<u>\$8,156</u>	<u>\$5,896</u>			
Total Operating Expenses	\$71,516	\$51,286	\$46,440			
Operating Income - EBIDA	\$263,559	\$295,069	\$307,174			
2020 will be similar to 2019 but that information has not been compiled by the accountants.						
Union Station, LLC						
	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Revenues	\$868,743	\$1,033,679	\$1,239,281	\$1,491,968	\$1,531,556	\$1,537,042
Cost of Sales	\$285,772	\$381,452	\$450,130	\$585,374	\$629,385	\$646,099
Gross Profit	\$582,971	\$652,227	\$789,151	\$906,594	\$902,171	\$890,943

Kitchen Area

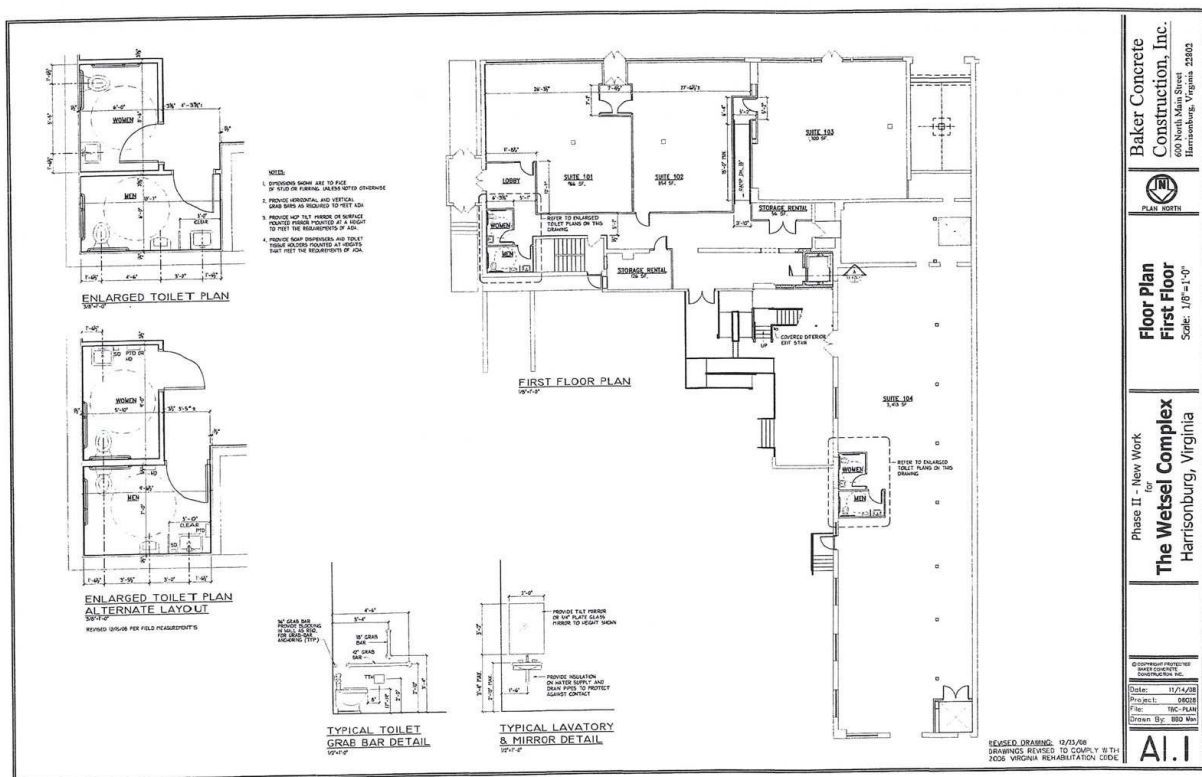
INCLUDED IN THE SALE:
booths in restaurant, tables
in restaurant and bar, chairs
in restaurant and bar,
barstools in bar, stand up
freezer, 2 fryers, flat top grill,
char grill, stove / oven, oven,
3 prep line coolers,
dressing cooler, soup table,
2 door prep cooler, 2 bottle
coolers, 2 keg coolers

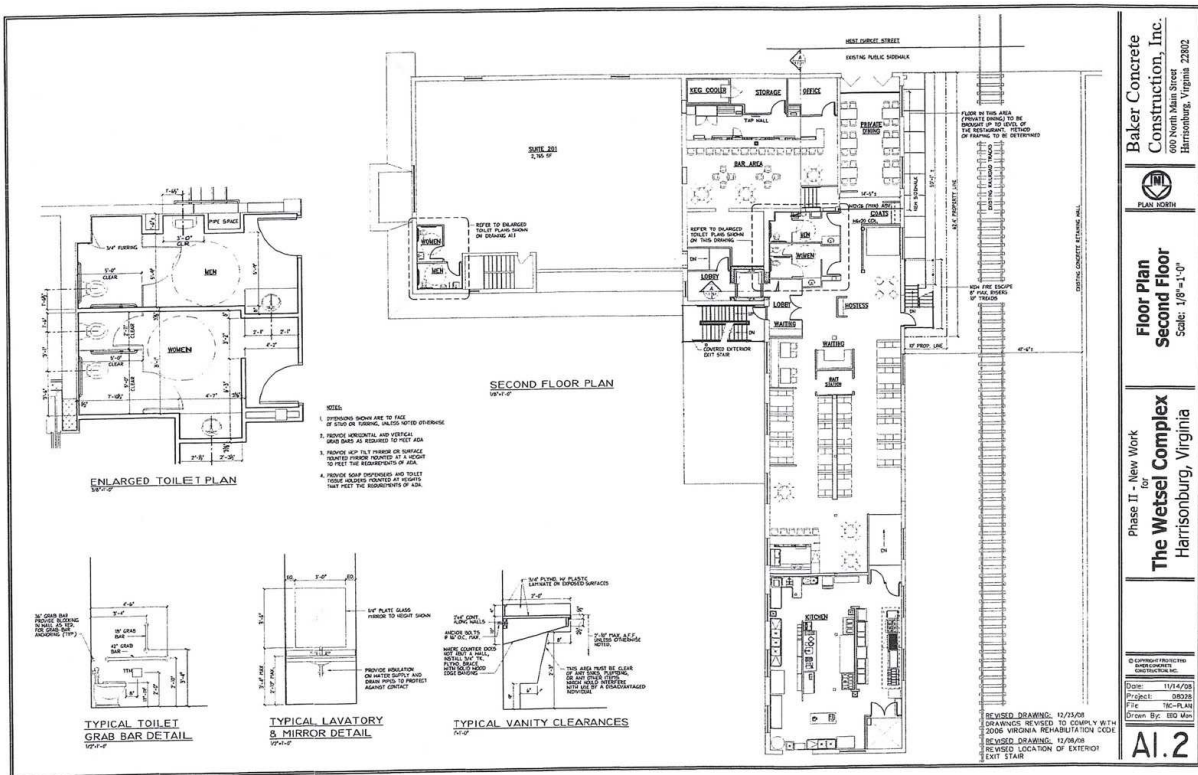






The current build out of each floor may vary from the floor plans depicted.





Baker Concrete Construction, Inc.
 600 North Main Street
 Harrisonburg, Virginia 22802

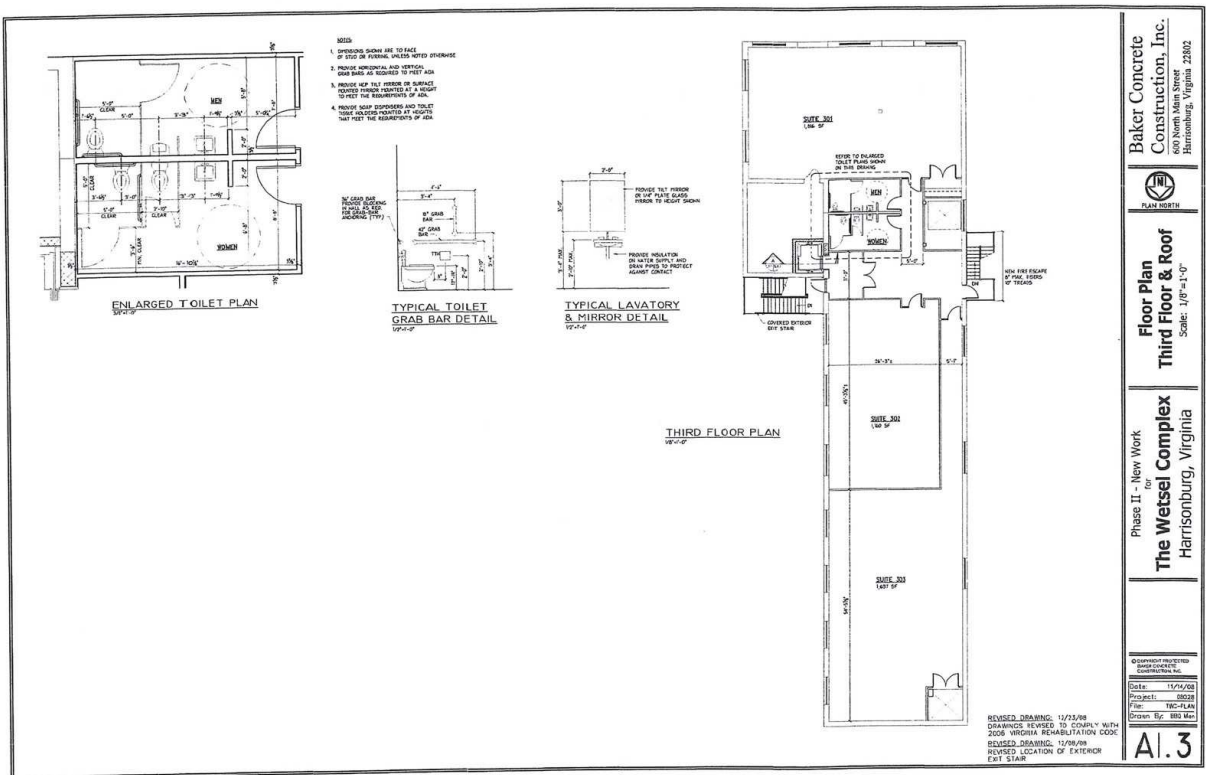
Phase II - New Work
 for
The Wetsel Complex
 Harrisonburg, Virginia

Floor Plan
Second Floor
 Scale: 1/8"=1'-0"

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 Date: 12/21/08
 Project: 08238
 File: 1202.FLN
 Drawn By: BDD/MC

AI.2

The current build out of each floor may vary from the floor plans depicted.



Baker Concrete Construction, Inc.
 600 North Main Street
 Harrisonburg, Virginia 22802

Phase II - New Work
 for
The Wetsel Complex
 Harrisonburg, Virginia

Floor Plan
Third Floor & Roof
 Scale: 1/8"=1'-0"

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 Date: 12/21/08
 Project: 08238
 File: 1203.FLN
 Drawn By: BDD/MC

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128 W Market St, Harrisonburg VA
3 story commercial building : 3rd Floor
3 Leasable Spaces





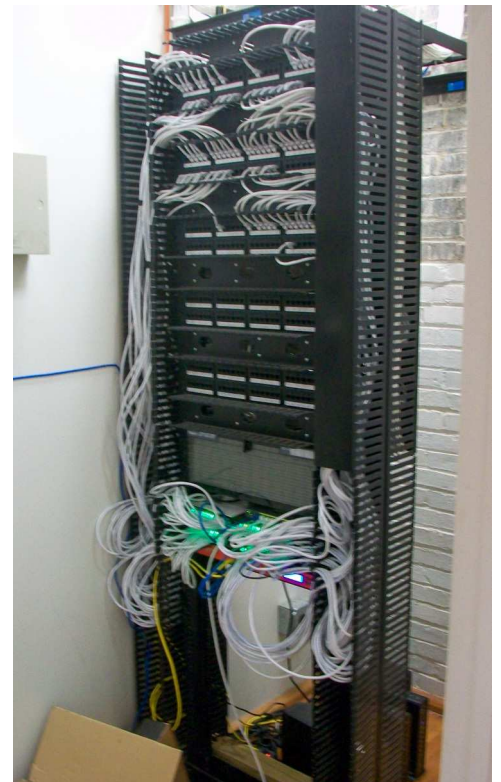
3rd Floor Office Space

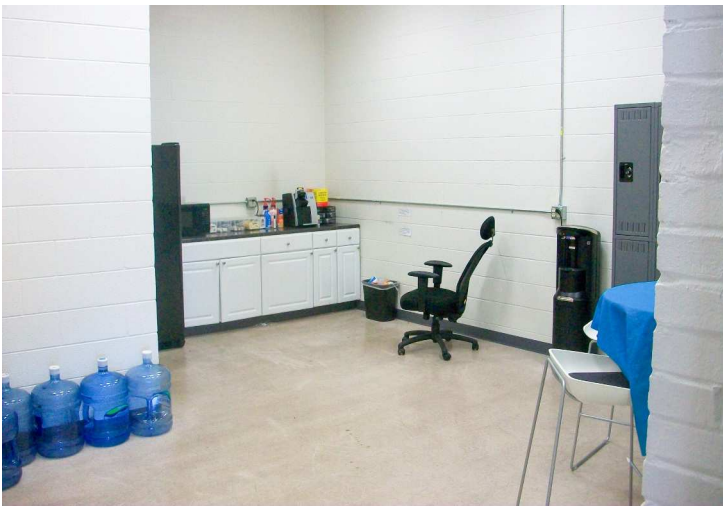
5,907 Sq Feet

Heated by natural gas & AC units

1 Men's bathroom, 1 Women's bathroom

Access by elevator or stairs from parking lot. Wired for fiber optics.





128 W Market St Harrisonburg VA

Comm
Mennonite

ingham County Jail

United Methodist
h Community



Community
Church

Otterbein United
Methodist Church





THE COUNTS

Realty & Auction Group

COMMERCIAL AUCTION MONDAY, APRIL 26TH @ 12PM

128 W Market St, Harrisonburg VA 22801

***Preview Schedule: Monday 3/22 & Monday 4/5 &
Monday 4/19 12PM - 2PM
Other Times By Appointment***

VAAF93

Directions: Property is located on the corner of W. Market St. (Rt. 33) and Lee Hwy (Rt. 11) in downtown Harrisonburg. It is 1 block west of the Rockingham Co. Circuit Courthouse and Courthouse Square. It is also about .5 mile north of the JMU Campus
Terms: 5% deposit on sale day with the balance due at closing in about 30 days. Tenant rent will be prorated as of closing. 10% Buyer's Premium added to the highest bid.



434-525-2991
828 Main St, 15th Floor
Lynchburg VA 24504