612 Campus Drive, Abingdon, VA 24210

$639,950 · MLS #9984602 · www.brphomes.com/mls/9984602



2,490	2006	0.52
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 2006
Lot Acreage: 0.52
City Taxes: $427.22
County Taxes: $1,933.71

Description

NEW IMPROVED PRICE for this PROFESSIONAL OFFICE! Located at The Campus in Abingdon, VA, the location of this well-maintained property is highly desirable and less than 1 mile from historic Abingdon. With convenient access to both Russell Road, I-81 and Porterfield Hwy., this single level attached commercial office building has approximately 2490 finished sq. feet of office space. Built in 2006 with an all-BRICK exterior, the property features a single phase, 200 amp 220 volt electrical system, reinforced concrete slab foundation, metal roof, aluminum guttering and downspouts, and 2 ground mounted electric HVAC systems. The interior features a waiting room, reception area, breakroom, 2 restrooms (one with a shower), exam rooms, administrative office with file room and private offices. Interior has emergency back-up lighting (battery operated) in the event of a power failure. There are 2 back entrances with no steps to access ample

paved parking (16 spaces). Schedule your private showing today! Seller is responsible for real estate taxes, insurance on building and the exterior maintenance. Tenant pays utilities, and trash service fee. RECENT Updates: one NEW HVAC system (7/2022); and new exterior water line approximately 5 years old. Note: This is an attached building, and the adjoining property is not for sale.

Features & Amenities

INTERIOR

Dishwasher • Handicap Access • Heat Pump • Refrigerator • Security System

EXTERIOR

Brick Exterior • City Street • Metal Roof

OTHER

220 Volts • Above Average Condition • Electricity Connected • Fee Simple • Floor Plan • Medical • Plat • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Prestige Homes of the Tri Cities, Inc.

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9984602