



**LOCATED IN HARRISONBURG'S FASTEST GROWING AREA - NORTHSIDE!**

Truly great opportunity for development in this high-visibility lot less than a mile from Downtown Harrisonburg on the highly trafficked North Main Street. This area is rapidly growing as Downtown Harrisonburg is expanding down North Main Street. Adjacent lots are being developed for 84+ townhomes, a Hotlzman convenience station and a new Rockingham County fire station. Currently zoned R2 but is in the City comprehensive plan to be rezoned to commercial. Excellent ingress and egress available and water and sewer is on site.

**ACREAGE  
1.46**

**ZONED  
R2**

**OFFERED AT  
\$895,000**



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All information herein, including square footage and acreage is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing or purchasing.