

FOR SALE

1.792 ACRES
LOT 1 QUARLES COURT
HARRISONBURG, VA 22801



1.792 ACRES | ROUTE 33 FRONTAGE | OFFERED AT \$677,250

PROPERTY OVERVIEW

Looking to build where you have excellent visibility? This lot has access and frontage on Route 33 East as well as from Quarles Court. Zoned B2 in Rockingham County this lot is right by Preston Lake, 7-11 and many other Harrisonburg businesses. Seller will consider subdividing.



JEFF ROBB

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Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE

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

**SPOTSWOOD TRAIL
U.S. ROUTE 33
VARIABLE WIDTH PUBLIC R/W**

EMERSONS LLC
TM#126F-A-L121
DB:3705 PG:366

6d SPIKE(f)
ACCESS EASEMENT
DB:1912 PG:76

15' VEPCO EASEMENT
DB:1868 PG:44
15' NTELOS EASEMENT
DB:2051 PG:530
15' VERIZON EASEMENT
DB:2078 PG:132

ROCKINGHAM RENTAL LLC
TM#126F-8-L2
DB:1915 PG:116
LOT 2
REDIVISION OF LOT 1, SECTION ONE, QUARLES BUSINESS PARK
DB:1912 PG:76

1.930 ACRES (EXISTING)
2.073 ACRES (ADJUSTED)

ROCKINGHAM RENTAL LLC
TM#126F-7-L1
DB:4430 PG:616
REMAINDER OF LOT 1
RESUBDIVISION OF LOT 1, QUARLES BUSINESS PARK, SECTION 1
DB:3391 PG:446

1.935 ACRES (EXISTING)
1.792 ACRES (ADJUSTED)

15' VEPCO EASEMENT
DB:1868 PG:44

LOT 1
DB:1912 PG:76

"NEW LOT"
DB:3391 PG:446

QUARLES COURT
50' PUBLIC R/W



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