

This report prepared for you by Jennifer McDonald

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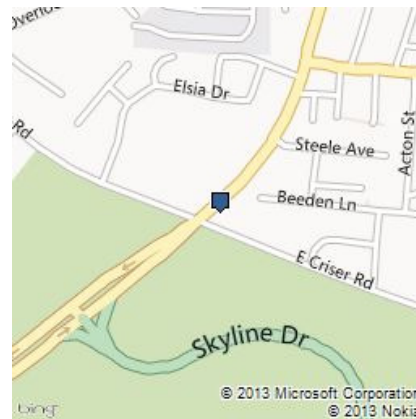
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Metropolitan Regional Information Systems, Inc.

WR8074610 - WARREN
712 ROYAL AVE N, FRONT ROYAL, VA 22630

**Full Listing
 Commercial**

Image 1 of 10 [Slideshow](#) · [Album](#)

**Status: Active**

Inc City/Town: FRONT ROYAL

Adv Sub: None

Legal Sub:

Project Name:

Tax ID: 10586

Levels:

Total Taxes: \$4,049

Tax Year: 2013

Lot AC/SF: .551 / 24,002

Listing Type: Excl. Right

Auction: No

CAM:

List Price: \$629,000

Transaction Type: Foreclosure

Zip: 22630 -

ADC Map Coord:

Area:

Age: 28

Year Built: 1985

Comm Industrial Type: Restaurant, Retail

Location:

INTERIOR

Occupied:

Net SqFt: 3493.0

Gross SqFt: 3493.0

Amenities:

Appliances:

Dining/Kitchen:

Extra Unit Description:

Foundation:

Handicap:

Level Location:

Main Entrance:

Rooms:

Security:

Walls/Ceilings:

Directions:**REMARKS**

Internet/Public:

3,493 SF former fast food restaurant. Property newly renovated inside & the exterior has been well maintained. Move in ready for a restaurant operator. Dining area offers seating for 76. Call for a complete list of equipment conveying with sale. Drive thru window, 2 restrooms. Great location and frontage on high traffic commercial corridor.

EXTERIOR

Year Converted:

Year Renovated:

Original Builder:

Clear Span Ceiling Height:

Door Height Drive In:
 Exterior Construction:
 Flooring:
 Roofing:
 Lot Acres: .551

Lot Size Sq Ft: 24,002

Lot Dimension: x x

PARKING: Prk Space Cnvys
 # Assgn Sp:
 Roads:
 Road Frontage:
 Transportation:

Parking Ratio:

Community Management:
 Development Status:
 Present Use:
 Property Condition:
 Soil Type:
 Special Permits:

UTILITIES

Heating:
 Cooling:
 Water: Public
 Sewer Septic: Public Sewer
 Metering:
 TV/Cable/Comm:

Heat Fuel:
 Cool Fuel:
 Hot Water:
 Electric:

FINANCIAL INFORMATION

Price/SQ FT: \$180.00
Total Taxes: \$4,049
 City/Town Tax: \$636
 Tap Fee:
 Yr Assessed: 2011
 Land Assessment: \$259,200
 Total Units:
 Tenancy: Vacant
 Annual Gross Operating Income: \$
 Annual Net Operating Income:
 Annual Operating Expenses (Except Taxes): \$
 Annual Rent Income:
 Gross Mo Rent (All Units Combined): \$
 Net Operating Income:
 Owner Expenses:
 Seller Desires:
 Source of Information:
 Additional Income Sources:

Rental Special:
 Tax Year: 2013
 Refuse Fee:
 Special Tax Assess:
 Water/Sewer Hook-up:
 Improvements: \$319,200
 Vacancy Rate: 100.0

County Tax: \$3,413
 Front Foot Fee:
 Pass Through: 578400.0
 Total Tax Assessment: \$578,400

New Financing:
 Condo/Coop Fee:
 Other Fees:
 Association Fee:

Frequency:
 Frequency:

Earnest Money:

LEGAL INFORMATION

Unit Number:
 Block/Square: 1
 Parcel Number: 1
 Zoning Code: C1
 Historic Designation ID:

Lot #: 4
 Section: 33
 Liber:
 Master Plan Zoning:

Phase:
 Folio:

Present Licenses:
 Tenant Rights:
 Disclosures:
 Documents:
 Possession: Settlement

Listing Company: Oakcrest Commercial Real Estate

LISTING INFORMATION

List Date: 07-May-2013
 VRP: No
 Low Price: \$629,000
 Status Change Date: 07-May-2013
 Photo Option: Lister will Submit All

Orig List Price: \$629,000
 Prior List Price:
 DOM-MLS: 28
 Off Mkt Date:
 Total Photos: 10

DOM-Prop: 28
 Advertising: IDX-PUB

SOLD INFORMATION

Parking inc in SP: No

 Print  Map

Display: at per page.



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Information is believed to be accurate, but should not be relied upon
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Accuracy of square footage, lot size and other information is not
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