



BARNETT
Commercial Realty, Inc.

5 East Church Street
Martinsville, VA 24112
Tel: 276.656.3538
Fax: 276.656.3639

IDEAL PASSIVE INVESTMENT - 7.84% CAP Rate

433 Commonwealth Boulevard
Martinsville, VA 24112

Sale Price: **\$2,500,000**

For more information contact [Jim Barnett, CCIM](#)



The Ideal Passive Investment: Local bank head office and two branches located in three communities. New leases run through 2023 with bumps every three years. Absolute NNN leases. No landlord responsibilities. These are not troubled assets.

7.84% CAP Rate
NOI \$198,600

Local Bank head office - Martinsville, VA
Two Branches - Stuart, VA & Drakes Branch, VA

Possible third party financing available to qualified buyers. Total 17,980 square feet on three lots totaling approximately four acres at all locations.

Call Jim Barnett, CCIM
276.656.3538
276.252.2786 (cell)
jbarnett@ccim.net (email)

Property Type: office
Property Status: sold



BARNETT
Commercial Realty, Inc.

5 East Church Street
Martinsville, VA 24112
Tel: 276.656.3538
Fax: 276.656.3639

IDEAL PASSIVE INVESTMENT - 7.84% CAP Rate

433 Commonwealth Boulevard
Martinsville, VA 24112

Sale Price: **\$2,500,000**

For more information contact [Jim Barnett, CCIM](#)





B A R N E T T
Commercial Realty, Inc.

5 East Church Street
Martinsville, VA 24112
Tel: 276.656.3538
Fax: 276.656.3639

IDEAL PASSIVE INVESTMENT - 7.84% CAP Rate

433 Commonwealth Boulevard
Martinsville, VA 24112

Sale Price: **\$2,500,000**

For more information contact [Jim Barnett, CCIM](#)