

FOR SALE • LEASE • LEASE-TO-OWN

604 ROUTE 29 | NELSON COUNTY, VA

3,400 SQ FT | FULLY RENOVATED | RETAIL, INDUSTRIAL & OFFICE

Secure a strategic foothold on the **major 4-lane multi-state Route 29 corridor**. This versatile, single-story professional building offers unmatched connectivity, top-tier security, and turn-key infrastructure for your business.

THE TECH & SECURITY EDGE

- Connectivity:** Super high-speed Fiber internet with a dedicated **Server Room**.
- Elite Security:** Full burglary and fire alarm systems with **automated emergency dispatch** (Police/Fire).
- Total Surveillance:** Networked, internet-connected camera system for 24/7 remote monitoring.
- Modern Access:** Keyless entry system for secure, seamless staff management.

FACILITY & LAYOUT

- Interior:** 7 Private Offices, Large Conference Room, Customer Service Office, Counter, and Kitchen.
- Bonus Space:** **20' x 30' Attached Garage**—perfect for secure storage, a service vehicle, or a workshop.
- Comfort:** Brand-new, high-efficiency **HVAC systems** throughout.
- Accessibility:** Single-floor layout with 18+ private off-street parking spaces on a private lot. Three ADA Restrooms, One Full Bath.

FLEXIBLE ACQUISITION OPTIONS

OPTION	TERMS	THE OPPORTUNITY
DIRECT PURCHASE	\$700,000	Clean title, turn-key asset.
LEASE-TO-OWN	\$4,000	\$1,000/month credited toward your purchase.
MONTHLY LEASE	\$3,000	Incredible value at ~\$10.59 per sq. ft.

STRATEGIC LOCATION & ZONING

- **Zoning: Industrial** (History of successful Retail and Industrial use).
- **Logistics:** Direct access to **Route 29**. Minutes from **Route 460**, **Route 60**, and **I-64**.
- **Visibility:** High-traffic 4-lane exposure, perfect for signage and brand growth.

PROPERTY QUICK-FACTS

- **Parking:** 18+ Private Paved Spaces.
- **Construction:** Recently Renovated / Low-Maintenance.
- **Garage:** 600 Sq. Ft. (20x30) with interior access.
- **Reason for Sale:** Owner is retiring after years of successful operation.

SCHEDULE A PRIVATE TOUR

Clay Stewart - Phone: 434 300-8625
Email: WISPITGOOD@GMAIL.COM

"A high-security, fiber-ready hub in the heart of the Route 29 business corridor."