
Offering Memorandum

For Sale:

**618 North Main Street
Blacksburg, Virginia**



“Commercial Office/Retail Property located in Downtown Blacksburg”

Blackwater Commercial
4950 Brambleton Avenue
Roanoke, VA
(540) 553-2210

618 North Main Street: Property Description

Property: College Media Solutions Building
618 North Main Street
Blacksburg, VA 24061

Description: 4,212 sq. ft. Former Office Building
Zoning: DC/Downtown Commercial
0.26 acres; 14 paved parking spaces
Construction – 3 Story Brick Veneer/Wood Frame
Year Built/Renovation: 1940/1990

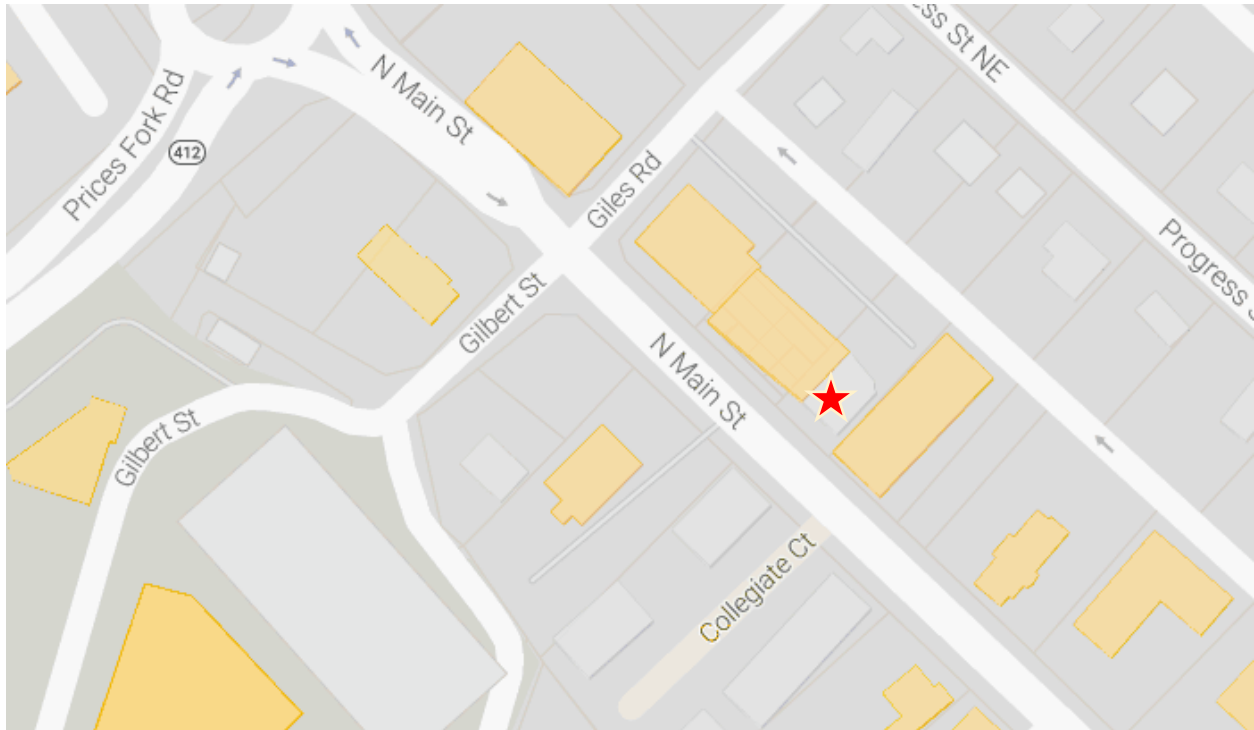
Tax Parcel ID: 226- A170

Parcel ID Number: 004834

Purchase Price: **\$619,000**

Investment Highlights: This asset presents potential investors with a rare opportunity to invest in commercial property in Downtown Blacksburg, the home of Virginia Polytechnic Institute and State University. One of the largest colleges in the state of Virginia, Virginia Tech boasts an enrollment of 30,000+ students and provides an outstanding impact on local and regional businesses located in the Downtown Corridor. Ideal for retail, office, or redevelopment use, this property is surrounded by restaurants, retailers, and local small businesses that drive foot traffic from the intersection of North Main and Washington Street, all the way up to Giles Road.

618 North Main Street: Location



Location Description: This 3 story office building is located in the heart of Downtown Blacksburg and is only steps away from the Campus of Virginia Tech. The Town of Blacksburg is currently the largest town in the state of Virginia and is home to a vibrant college community that sees a daily population of over 50,000 people. The Town of Blacksburg's population includes approximately 25,000 Virginia Tech students living on and off campus within the town limits and elsewhere in other localities in the New River Valley. The towns of Blacksburg and Christiansburg plus the unincorporated areas of the county make up the overall Montgomery County population.

Brokerage Team

Todd D. Conner

Principal Broker

Blackwater Commercial – Real Estate Investment Advisors

Todd@Blackwatercommercial.com

(540) 525-5521

Todd has been an investment real estate broker for over 23 years and is known throughout the industry for his extensive knowledge of income producing investment properties. He is active in several sectors of investment real estate and has closed over \$250 million in transactions during his career. He is currently the principal broker and managing member of Blackwater Commercial as well as Principal Broker and Partner of Waterstone – Virginia. Todd is a Candidate for the CCIM (Certified Commercial Investment Member) and has a B.S. in Business Management from the University of South Carolina. Todd consistently tracks capital market, emerging market trends and studies industry forecasts. He believes these factors are imperative in determining current and future asset values and return metrics.

Jared S. Alcorn

Investment Advisor

Blackwater Commercial – Real Estate Investment Advisors

Jared@ParkRealty.com

(540) 553-2210

Jared began his career in commercial real estate in 2012 after earning his undergraduate degree in Business Administration from Bridgewater College. He has spent the last 4 years focused on commercial real estate investment sales, specializing in the disposition of multifamily, office, and retail assets in the Southeast and Mid Atlantic. To date, Jared has been involved in successful transactions in Virginia, North Carolina, and West Virginia with an aggregate sales volume of \$60M+. He is currently the Vice President of Park Commercial Real Estate and a Licensed Agent of Blackwater Commercial.