

 Jerri Fulkerson James River Realty Group LLC Midlothian, VA (804) 895-3628 Because there's no place like home	
--	--

360 Property View

00 Boydton Plank Rd, Dinwiddie, VA 23841, Dinwiddie County

Listing

MLS: **CVR**



MLS#:	2417115	Status:	Active	List/Lse Price:	\$399,000
Cat:	Commercial	Area:	61	Exp OnMkt Dte:	
Cn/Cty:	Dinwiddie	List/Lse Date:	07/01/2024	Expire Date:	09/30/2024
Address:	00 Boydton Plank RD				
P.O.:	Dinwiddie	State:	VA	Zip:	23841
Yr Blt:		Lot:			
Availability Typ:	Sale				

Recent Change: 08/09/2024 : DOWN : \$450,000->\$399,000

Property Information

PID:	18552	Location Desc:	
Legal:	PLANK ROAD PARCEL A-2 45-35B2		
Property Desc:	4.71 Acres		

Showing Instructions

Showing Instr 1:		Lockbox Type:		Supra Serial LB #:	
Showing Instr 2:	No LB Call Agent			Sentri Serial LB #:	
Addl Show Instr:					

Owner Information

Owner:	Hauser, Frances B	Owner Phone:	
Owner/Agent Y/N:	No		

Property Type Information

Industrial Typ:	Other	Office Type:	Medical, Office Building, Office-R&D, Office-Warehouse
Retail Type:	Convenience Store, Convenience Store (with food service), Convenience Store (with fuel), Free-Standing Building, Restaurant, Retail-Commercial	Shop Cntr Typ:	Free-Standing Building, Mixed Use, Other
Agricult Type:	Agribusiness	Hospitality Type:	Restaurant
Land:	Commercial-Other, Office, Retail	Mul Fam Type:	
Mobile Hm Typ:	Yes	Sport/Ent Type:	

Lease Only Information

Lease Type:		Lease Price Term:	
-------------	--	-------------------	--

Addt Contacts:

Other Sale/Lease Information

Disabled Access:	No	Signage Incl:	No	Sprinklered:	
Possible Use:	Retail, Warehouse, Restuarant, Fast Food, Endless possibilities, Private Home				
Elevator:	No	Enterprise Zn:		Tot Bldg Sqft:	
Storage:		Total # Units:		Federal Tax Cr Elig:	
Rentable Sqft:		# Prk Spaces:		# Covered Spaces:	
# Levels:		Column Spacing Ft:		Ceiling Height:	
# Uncvrdr Park:		Dock High:		Total # Dock High:	
Clr Ceiling Ht Ft:		Total # at Grade:		Ramp:	
At Grade:		Railroad Front:		RailRd Siding Poss:	
Total # of Ramps:		Air Description:		Lot Dimensions:	472x470
Air:		Land Area:		Land Area Type:	Acres
Acres:	4.71	Soil:		Current Zoning:	A2
Txabl Acres:	4	Land Frntg Ft:	472.00	Conservation Type:	
Building Class:		Wtr Frntg Ft:		Tonnage:	
Water Depth:		Conserv Prgm:		Length of Term:	
Potential Zon:		Crane Clr Undr Hk:		Assd Imprvment:	
Cranes:		Anchored:	No	Possession:	At Closing
Rail:	No	Assd Land:			
Time Remaining:		Assd Year:			
Total Assmt:	\$0				

General Information

Remarks: **4.71 Acres of Prime Commercial Real Estate in the heart of Dinwiddie. On Route 1 (Boydton Plank Rd.) Perfect place to build your business. Situated between Tractor Supply and Holly Street. Endless possibilities for any**

business; Restaurant, Fast Food, Retail or office space, just to name a few. Current zoning also allows for a home or mobile home on the property. Minutes to I-85 and 460 & Dinwiddie Courthouse.

Prop Highlights:

Wooded level lot, road frontage on 2 sides.

Agent Only

Please schedule in showing time - go and show. Any questions - Call Jerri 804-895-3628

Comments:

Directions:

Rt. 1 - Between Tractor Supply and Holly Street

Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.

Sale Only Information

Cap Rate %:	Cap RateType:	Csh Flow Typ:
Cash on Cash%:	% Occupied: 0	Tenancy: Single
Grs Rnt Mult:	Net Lease:	Int Rate %:
Amort # Yrs:	Proposed Equity:	# Rooms: 0
# Mobile Hms: 0	# Vacant Sites: 1	Site Size: 5
# of Wells: 0	Loan Can be Paid Off No	Ownership: Investment
	Y/N:	

Sale/Lease Feature Information

Heating/Cooling:	Sewer:
Bldg Cond:	Doors:
Current Internet: Unknown	Internet Desc:
Exterior:	Other Retail Info:
Water Source: None	Road Type: State Maintained, U.S. Highway
Roof:	Other Off Info:
Loading:	Body of Water:
Topography: Level	

Sale Only Feature Information

Irrigation: None	Drainage: Natural Type
Fence Type: None	Fence Condition: N/A
Current Internet: Unknown	Actual Debit Serv:
Sched Gross:	Internet Desc:
Effective Gross Operating Expenses:	Sched Gross Type:
NetOp Type:	Net Op Incm:
	Pre Tax Cash Flow:

Agent/Office Information

List Office: James River Realty Group LLC - (JMSR01)	804-476-2996	Pend Date:
List Agent: Jerri Fulkerson - (65175)	(804) 895-3628	
Co-List Office:		
Co-List Agent:		
LA Email: jerri@jerri-4homes.com	Fax Number: 804-479-8291	DOM: 40

[If you believe there is a violation on this listing, click here to report the problem.](#)

2417115

All Information Deemed Reliable but not Guaranteed.

Jerri Fulkerson James River Realty Group LLC (804) 895-3628

08/09/2024

1:04:41 PM