

## Cross Property Client Full

**21 E Windsor Boulevard, Windsor, VA 23487, Isle of Wight County VA MLS#: 10337708**

**Area:** 66 - Isle of Wight - South

**Price:** \$449,000 **Use Type:** Retail **Subdivision:** 031 - WINDSOR **Comm Type:** Purchase **Use Current:** VACANT **Neighborhood:**  
**Ownership:** Simple **Parcel ID:** 54B-01-187A

### Listing Details



**Fee Type:** None  
**Model Name:**  
**Contingencies:**  
**Disclosures:** None  
**Listed By:** 5831 - Scott & Assoc. Inc. Realtors

**RM: Market Time:** 365  
**Prop Type:** Commercial/Industrial  
**Possession:** CLOSING  
**Lease Type:** None

### Commercial Purchase Details

**Appx Taxes:** \$3,873 **Income:**  
**Net Income Year: Expenses:**  
**Net Income: Financing Options:** Other

**Appx Assmts:** Lnd: \$248000- Impv: \$125100 **Legal:** PART OF THE WINDSOR SEED & LIVESTOCK PRO  
**Price Includes:** Building, Land & Improv  
**Expenses Include:**

### Description

**Appx Yr Built:** 1949 **Appx SqFt:** 3,490 **Water Sewer Line Size: New Cnstr:** No **LP/SqFt:** \$128.65 **Heating: Mstr Model:** **Appx Lot Frnt:** **Cooling:** Other **# Units:** **Appx Lot Depth:** **Lighting:** **# Stories:** **Appx Lot Dim:** **Ceiling Height:** **Appx Acres:** 2.92 **Floors:** Concrete **Zoning:** M-1 **Efficiency:** **Foundation:** Slab **AICUZ:** None **Utilities:** City Sewer, City Water, Electric **Roof:** Metal **Garage Y/N:** No **Parking:** 1-25 Spcs **Ext. Siding:** Brick, Masonry **Garage Tot. SqFt:** **Location:** Frontage **Construction:** Block, Frame  
**Features:** Inside Storage, Lighting, Pole Sign, Rear Entrance  
**Accessibility:**  
**Green Cert:**  
**Miscellaneous:** Dock Loading  
**Documents:** Survey

### Remarks

**Public Remrks:** Excellent location on high traffic count location. Perfect for retail, office, warehousing and multiple other uses. Currently retail in front, warehouse connected with additional approximately 7000 SF warehouse in the rear with loading dock. Additional land available.

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