



FOR SALE

**9-Unit Multifamily
Portfolio in Hanover County**

13065 West Patrick Henry Road | Ashland, VA 23005



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › 9 Multifamily Units in Hanover County
- › 7 SFDs and 1 Duplex
- › Great Location near Hanover Country Club
- › Consisting of 3 tax parcels totaling 9.25 Acres
 - GPIN 7851-93-4664, 5.48 acres, 4 single-family homes
 - GPIN 7851-93-8421, 3.75 acres, 3 single-family homes, 1 duplex
 - GPIN 7851-93-1433, 0.02 acres, 0 homes
- › Current property management company is ready to continue services for a new owner
- › **Sale Price:** \$1,230,000
- › 2025 Net Operating Income: \$80,282
- › County planning department provided letter acknowledging condo conversion complies with state law and requires no special guidelines, restrictions, or limitations from the county. Attorney has drafted condo documents for such a conversion.

FOR MORE INFORMATION:

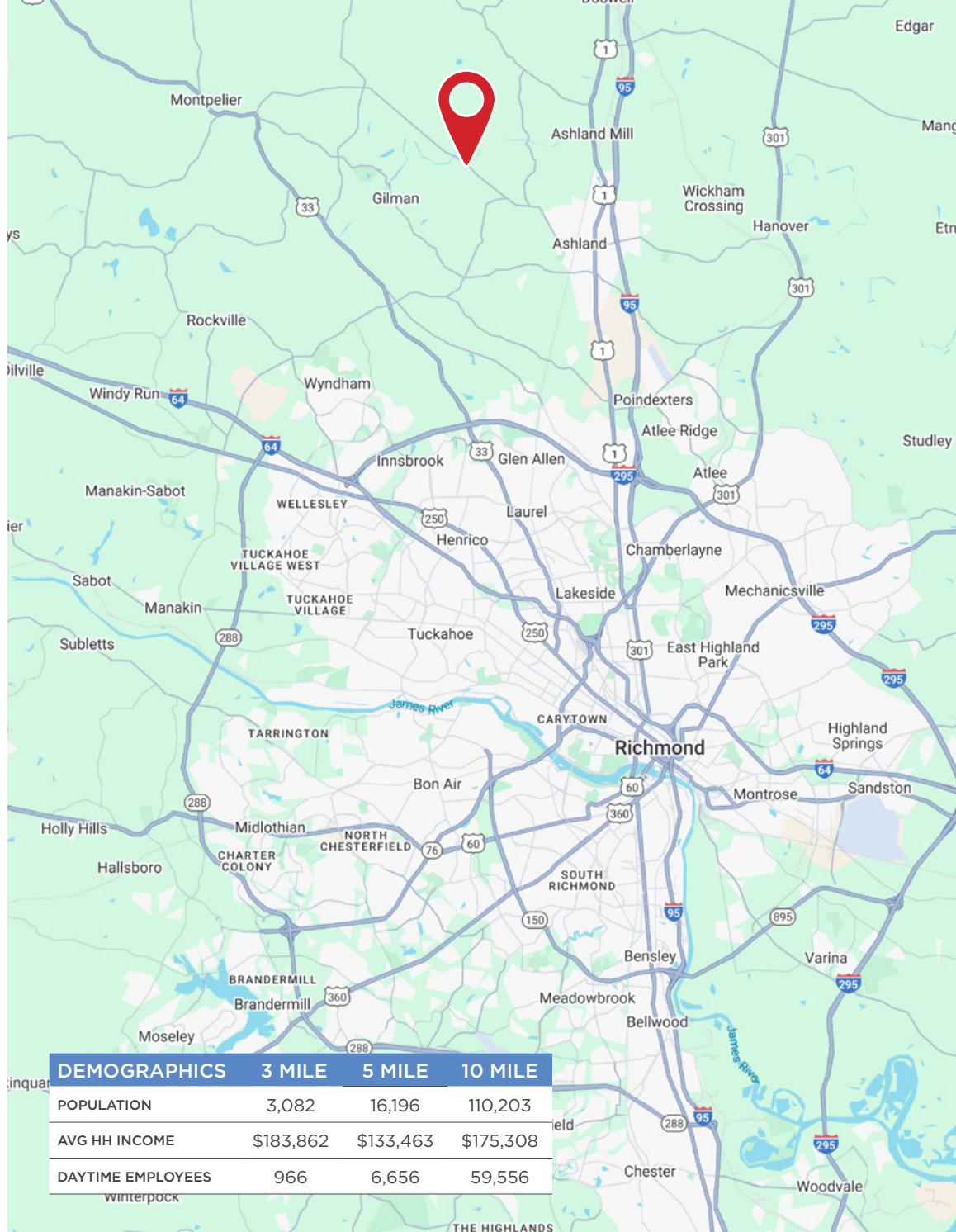
ROBBIE BERNDT

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 804-968-1151
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RYAN FANELLI

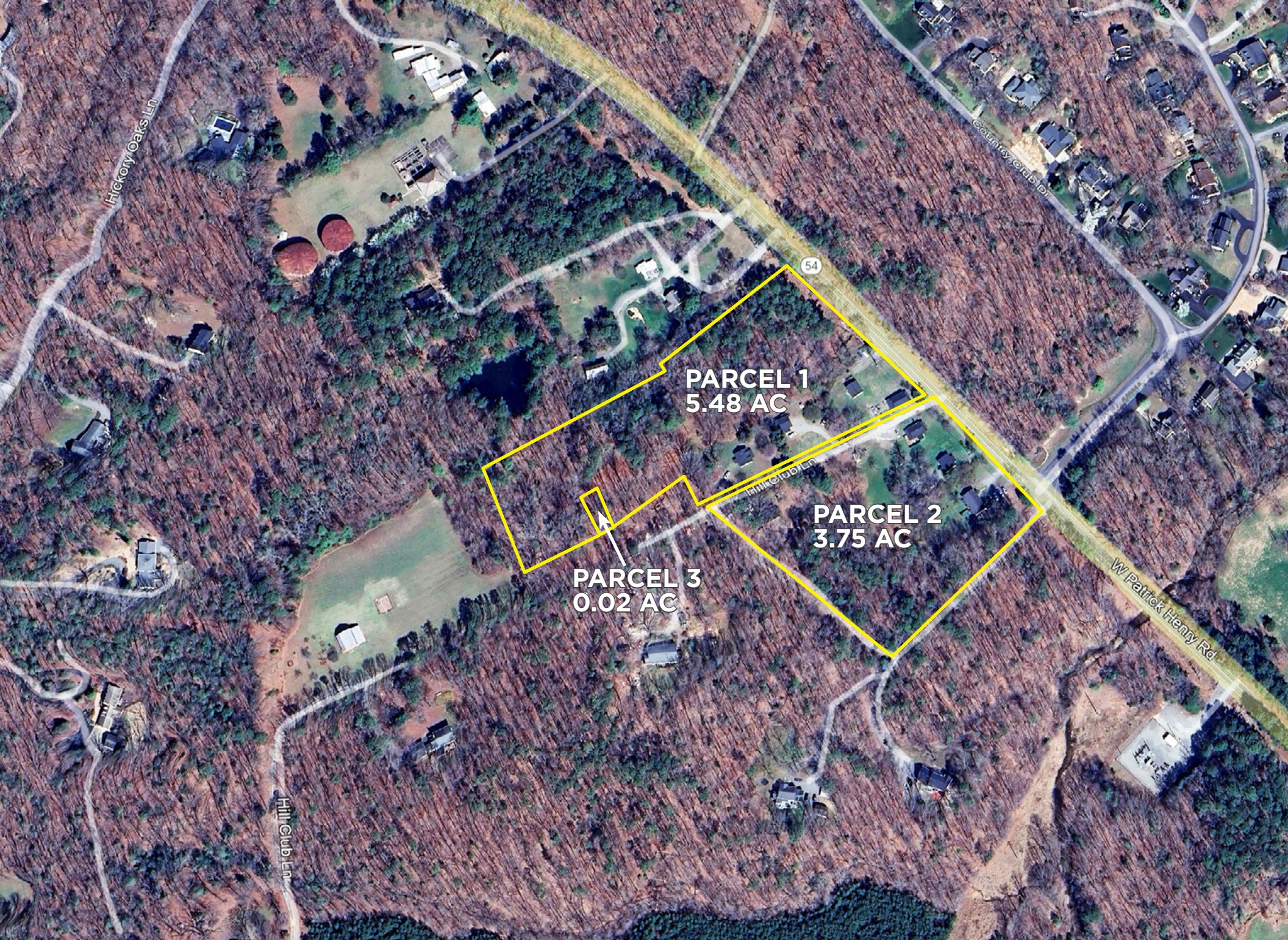
Senior Vice President | Partner
 804-400-6163
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.







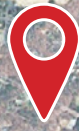


PARCEL 1
5.48 AC

PARCEL 2
3.75 AC

PARCEL 3
0.02 AC

HANOVER GOLF CLUB



MIDDLE & HIGH SCHOOLS

RANDOLPH MACON COLLEGE

EXIT 92

Walmart Supercenter

9 goodwill

95