

# 10697 / 10699 James River Road, Shipman, VA 22971

Updates. Improvements. Property Information.

## General Information

- This property is a **duplex**.
  - 10699 James River Road: a 3 Bedroom, 2 Bathroom (1 Full / 1 Half) home
  - 10697 James River Road: the Shipman Post Office currently rented on a 5 year lease to the United States Post Office.

## Property Features of 10699 James River Road

- 3 Bedrooms, 2 Bathrooms (1 Full / 1 Half), Estimated Sq. Footage
- Low maintenance brick exterior
- Wrapped windows and soffits for low exterior maintenance
- Architectural shingled roof
- Newer HVAC System (2020)
- Newer Hot Water tank (2024)
- Updated electric panel box - 200 AMP
- Freshly painted main level walls and trim (2026)
- Some windows (second floor) have been replaced
- Plenty of off street parking
- Dry basement offers large amounts of storage space

- 24 x 16 Walk-In Attic provides plenty of extra storage space
- Hardwood flooring in many areas of home
- Freshly mulched and landscaped (2026)
- Re-graveled driveway (2026)
- Firefly Fiber Optic internet available

#### Property Features of 10697 James River Road

- Currently rented by the US Post Office for \$625 / Mo. on a 5 year lease
- Low maintenance brick exterior
- Building includes lobby area and rear office area with half bath

#### Owner Expenses (for Both home and storefront)

- Property Taxes: \$893 / year
- Insurance: \$1,380 / year

#### Location Summary

Grocery Shopping (Food Lion) – 7 min. drive

Restaurants (McDonald's) – 7 Min. Drive

Town of Amherst - 23 Min. Drive

Charlottesville - 41 Min. Drive

10699 James River Rd - 3 Bedroom Home - Previous Lease Terms

- Currently Vacant - Was leased previously at \$1,325 / Month
- Tenant Expenses: Electricity, Internet, Trash
- Owner Expenses: Water (1 Water meter for building), Lawn Care

10697 James River Rd - Shipman, VA US Post Office - Current Lease Terms

- Leased by US Post Office - Currently leased at \$625 / Month
- Lease Terms: 2 Years in to a 5 Year Lease (3 remaining years of lease agreement)
- Owner Expenses: All utilities, Lawn Care