

206 E Main Street

Front Royal, VA 22630 - Warren County Ind Submarket

SHOWCASEPowered by **SHOWCASE.COM**

Property Type: Industrial
Sub Type: Showroom
Status: Existing
Year Built: -

Building Size: 13,536 SF
Land Area: .21 AC (9,148 SF)

Ceiling Height: -
Loading Docks: No
Rail: -
Power: -

For Sale Price: \$675,000
Price/SF: \$49.87
Cap Rate: -

Zoning: C-2
Sprinklers: -
Drive Ins: No
Cranes: -

13,536 SF is available to occupy upon purchase.

*FOR SALE CONTACTS***Edward Ogletree, Jr., Realty**

Bill Barnett
(540) 671-0278

Sale Notes:

This is a very large two story building currently used as a major brand furniture store. Owner is reluctantly retiring. This building has almost 14,000 square feet on two floors. With new roof and new heating and air, utilities are low, and building is comfortable. It has high ceilings with only one row of supports down the center. This classic brick and block building is easy to maintain. It has a loading dock, two restrooms, several parking spaces, and is exempt from parking requirements. Front Royals unique C-2 zoning is the most flexible in the state, so you can have retail, office, residential, medical, or many other uses by-right. Poss. owner finance!

Location! Located on one of the few Main Streets that has not been destroyed in VA, it is in a technology zone, HUB zone, and historic district with façade grant available. This buildings large display windows fronts on Main and rears on vast free public parking. The town's only busy coffee shop and only movie theater are across the street. This three-block stretch of Main St. has banks, Court House, restaurants, antiques, high end boutiques, and traditional shops. Walk to all Town and County services. Any telecommunications need is met on this street, including bandwidth, development, service, and testing. Near the river, parks, trails, wineries, and Drive.