



**COLDWELL
BANKER
COMMERCIAL**

NRT

FOR SALE

101 W. FEDERAL ST.

Middleburg, VA 20117

AVAILABLE SPACE

1,465 SF

ASKING PRICE

\$325,000

FEATURES

- MEDIAN HOUSEHOLD INCOME \$109,000
- MEDIAN AGE 52.5
- HEALTH AND PERSONAL CARE MARKET REVENUE POTENTIAL \$944,278
- FURNITURE STORE MARKET REVENUE POTENTIAL \$1,411,980
- JEWELLERY, LUGGAGE LEATHER GOODS MARKET REVENUE POTENTIAL \$384,320
- GENERAL MERCHANDISE STORE MARKET REVENUE POTENTIAL \$5,855,739

CBCWORLDWIDE.COM



OFFICE

Deniz Senyurt

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2070 Chain Bridge Road Ste 103, Vienna, VA 22180
703.938.5600



SALE

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OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Sale Price: | \$325,000 |
| Cap Rate: | 4.95% |
| NOI: | \$16,100 |
| Year Built: | 1798 |
| Building Size: | 1,465 SF |
| Renovated: | 2007 |
| Zoning: | Commercial/Industrial C3 |
| Price / SF: | \$221.84 |

PROPERTY OVERVIEW

RARE OPPORTUNITY TO OWN THIS BEAUTIFUL CONDO UNIT IN THE HEART OF MIDDLEBURG. IT IS CURRENTLY BEING USED BY POPCORN MONKEY RETAIL STORE. ONE BLOCK OFF BUSY ROUTE 50/MAIN ST. PERFECT LOCATION FOR HAIRDRESSER, FURNITURE STORE, JEWELLERY SHOP, COFFEE/TEA, SNACK SHOP. GREAT HISTORIC BUILDING GOOD FOR INVESTMENT OR OWNER USE.

PROPERTY HIGHLIGHTS

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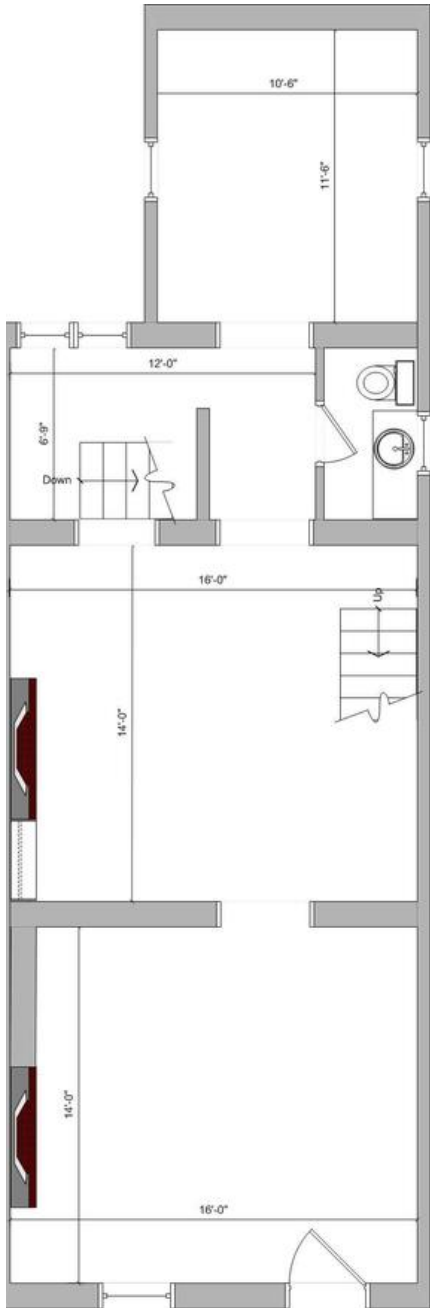
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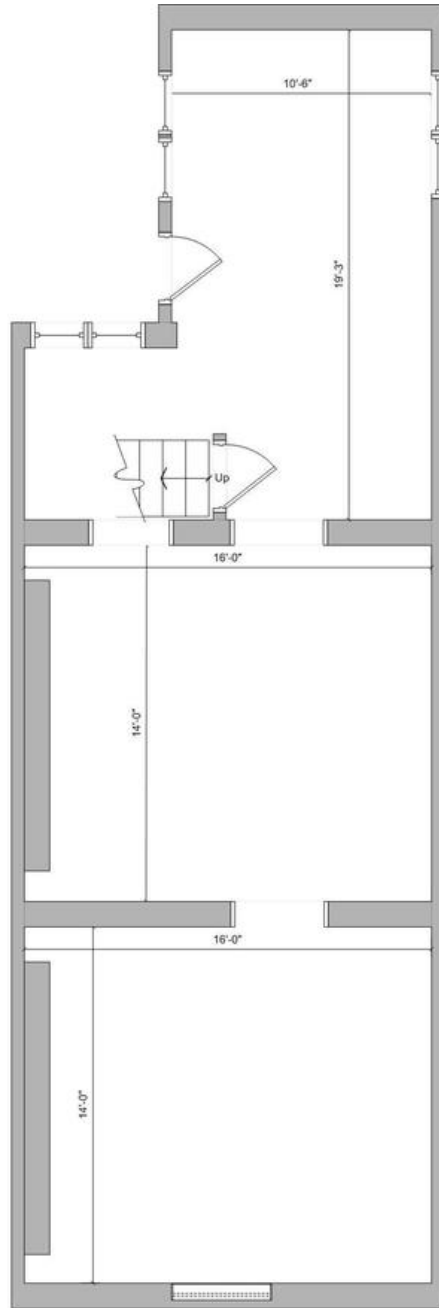
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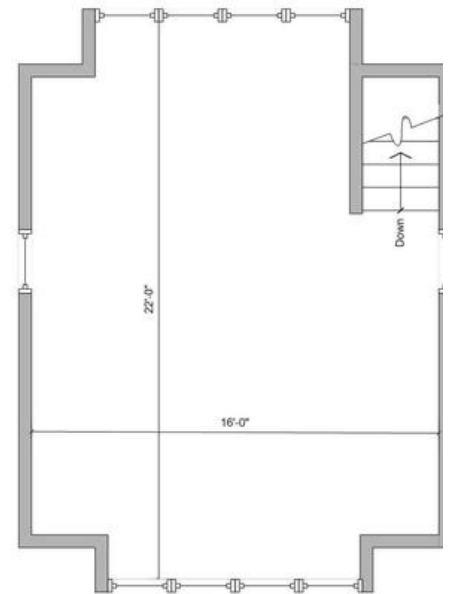
SALE



Main Level



Lower Level



Upper Level

This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.

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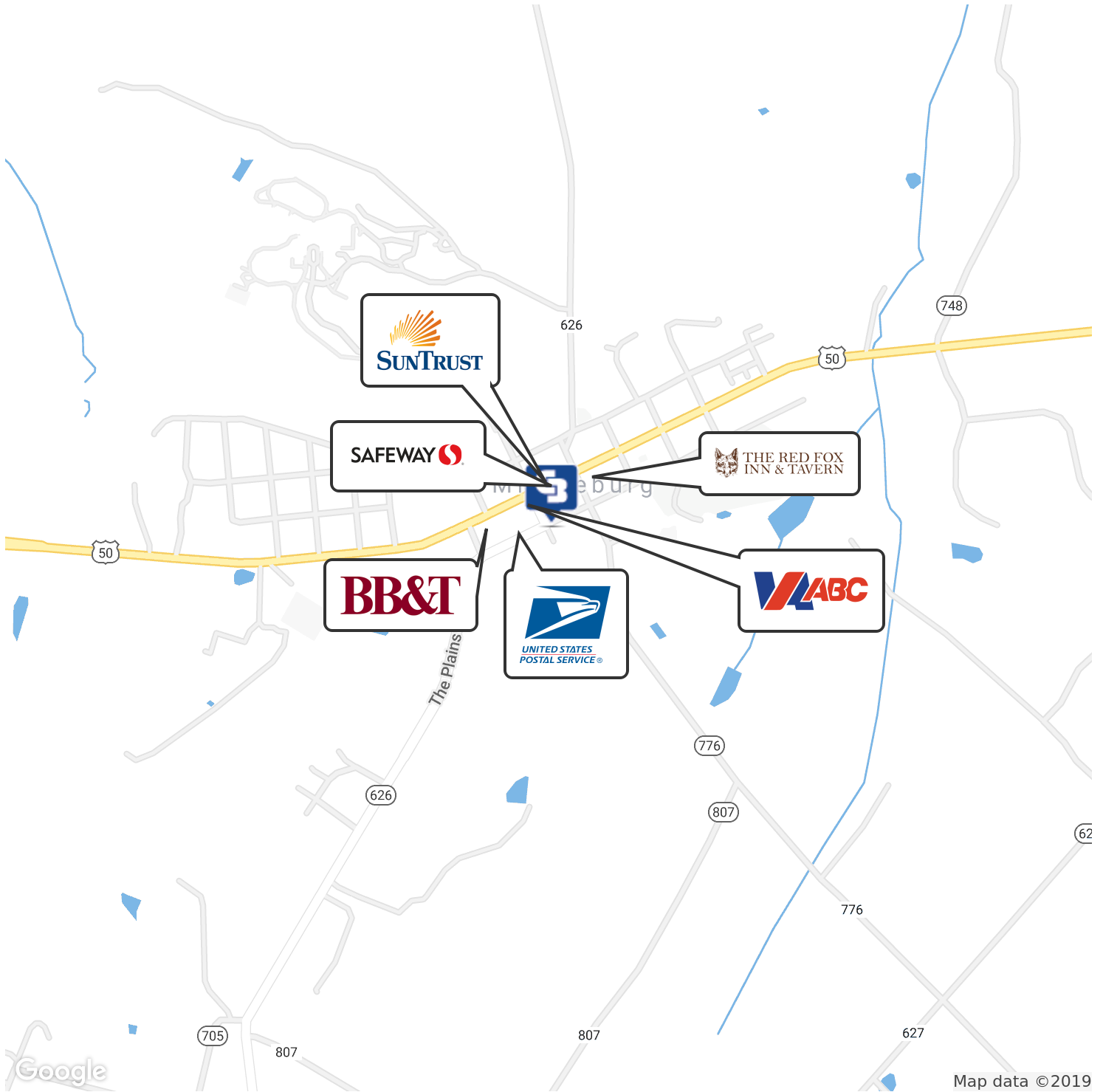
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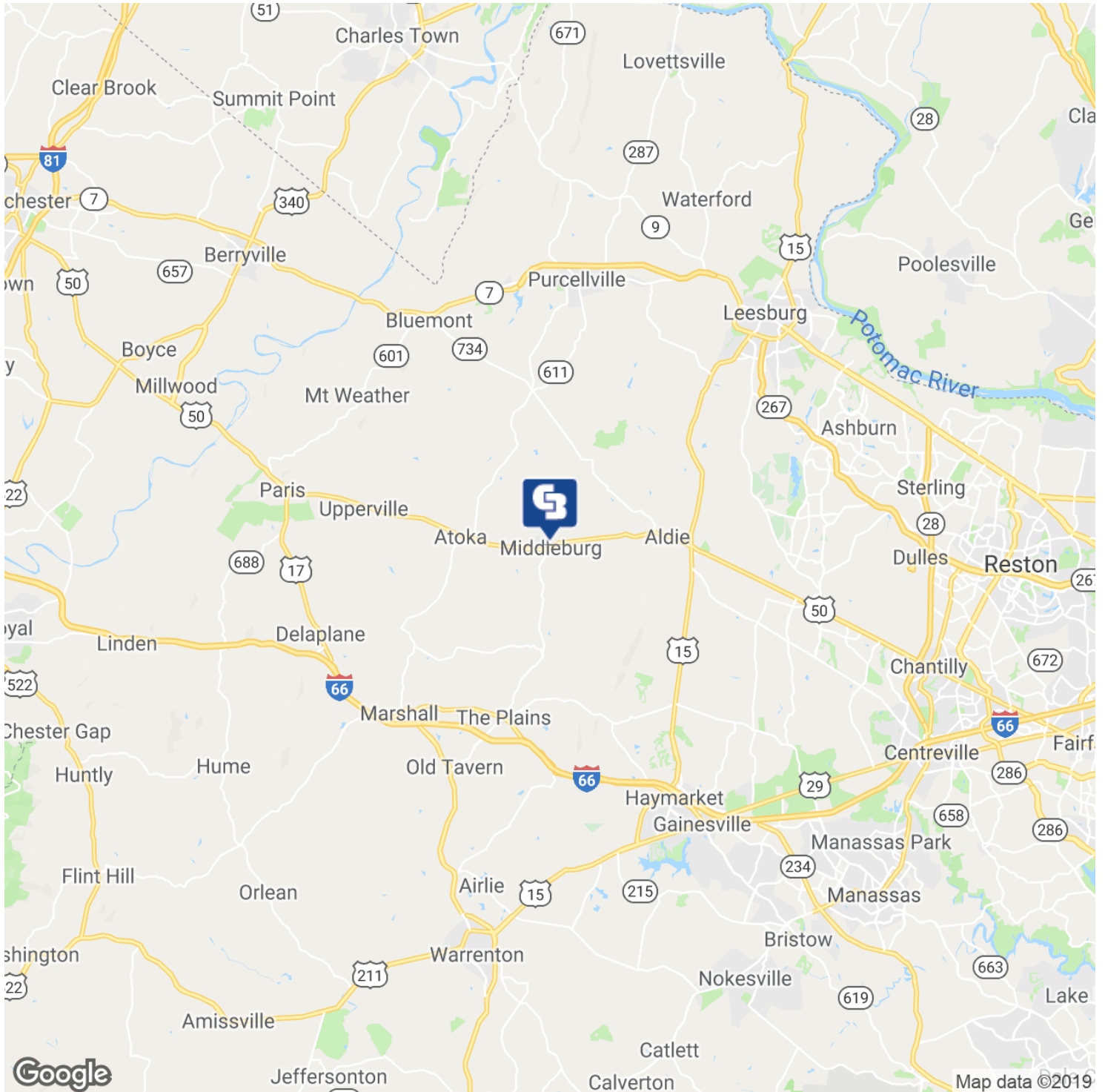
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