

New Price | 7.4% Cap Rate

Award Winning Distillery | Cape Charles

EXCLUSIVE LISTING


FOR
SALE



20 08
ONE SOUTH
COMMERCIAL

225 MASON AVENUE

CAPE CHARLES, VA 23310

 **\$2,275,000**

PROPERTY HIGHLIGHTS

- ✓ 8,196 SQUARE FEET OF NEWLY REDEVELOPED SPACE
- ✓ CUSTOM BUILT FOR TENANT
- ✓ AWARD WINNING & ESTABLISHED DISTILLERY
- ✓ 10 YEAR LEASE
- ✓ LOCATED IN THE HEART OF THE BOUTIQUE SHOPPING DISTRICT

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One South Commercial is excited to offer the exclusive listing for 225 Mason Avenue in Cape Charles, VA.

This fully restored property, spanning 8,196 square feet, has been meticulously upgraded for the award-winning Cape Charles Distillery. The developer revitalized an iconic building, formerly a hardware store, and transformed it into one of Cape Charles' signature businesses, breathing new life into the structure.

The custom construction features two floors of retail lounge seating, a commercial kitchen on the first floor, a private event room on the second floor, and a rooftop deck with stunning views of the town. Located in the heart of the historic retail district, this property serves as a vibrant hub for both locals and visitors.



Cape Charles Distillery

[Cape Charles Distillery](#) proudly stands as the first distillery on the Eastern Shore, utilizing locally sourced ingredients and pure water from the Blue Ridge Mountains to craft premium spirits. Founded in 2017, the distillery opened its retail doors in the spring of 2018 and has since rapidly gained popularity across Virginia Beach, Norfolk, and the Eastern Shore.

From 2019 to 2023, [Cape Charles Distillery](#) has been named the Best Distillery in Eastern Virginia by Virginia Living magazine for five consecutive years. Additionally, it has been recognized as one of the top 10 distilleries in the state by the Virginia Alcoholic Beverage Control Authority (VABC). Achieving such accolades in under three years is a testament to the distillery's exceptional quality. Cape Charles Distillery's products are a must-have for any bar, restaurant, or spirits retailer.





QUICK FACTS

ADDRESS | 225 Mason Ave,
Cape Charles, VA 23310

PID | 83A3-1-630

LOT SIZE | 0.1286 AC

GLA | 8,196 SF

YEAR BUILT | 1910

SALE PRICE | \$2,275,000









The secret is out on Cape Charles...

Nestled along Virginia's Eastern Shore, Cape Charles captures the essence of a classic coastal town and is experiencing unprecedented demand as a place to live and visit. It offers small town-charm, beautiful beaches, and main street offerings from breweries to bookstores to theaters. People from across the Mid-Atlantic and Northeast are drawn to Cape Charles for its easy living and relaxed atmosphere. Whether you're looking for a weekend getaway or a new place to call home, this town offers the perfect escape. Here, community life thrives, and the daily news still includes heartwarming stories of lost and found pets, underscoring the town's close-knit and welcoming nature.

As Cape Charles continues to grow in popularity, now is the ideal time to consider investment opportunities in this vibrant coastal town. Whether you're looking to develop residential properties or commercial spaces, the town's upward trajectory and enduring appeal make it a promising choice for smart investments.

Explore the potential that Cape Charles has to offer and become a part of a community where tradition meets opportunity. Whether you're looking to invest, relocate, or simply enjoy the coastal lifestyle, Cape Charles welcomes you with open arms.





More about Cape Charles



Easy access from Northern VA, D.C., Baltimore, & Philadelphia is driving the market in this rapidly growing coastal town.



Irreplaceable location in Cape Charles Historic District situated by the picturesque Chesapeake Bay, offering stunning views and direct access to vibrant tourist foot traffic.



Situated in a fast-expanding seaside town, this coastal destination offers a flourishing tourism sector and a community enthusiastic about supporting new, locally-owned craft ventures.



Prime Waterfront Location

Cape Charles offers breathtaking Chesapeake Bay views, making it a sought-after destination for those seeking a serene coastal lifestyle. Its proximity to Norfolk and Virginia Beach provides easy access to urban amenities while retaining a small-town charm. Easy access from Northern VA, D.C., Baltimore, & Philadelphia is also driving the market in this rapidly growing coastal town.



Historic Downtown

The town boasts a well-preserved historic district with charming streets, boutique shops, and a vibrant arts community. The blend of old-world architecture and modern conveniences attracts both visitors and residents.



Outdoor Recreation

Cape Charles is a paradise for outdoor enthusiasts. Pristine beaches, boating, fishing, and water sports are at your doorstep. The town also features golf courses and scenic nature trails, perfect for a variety of recreational activities.



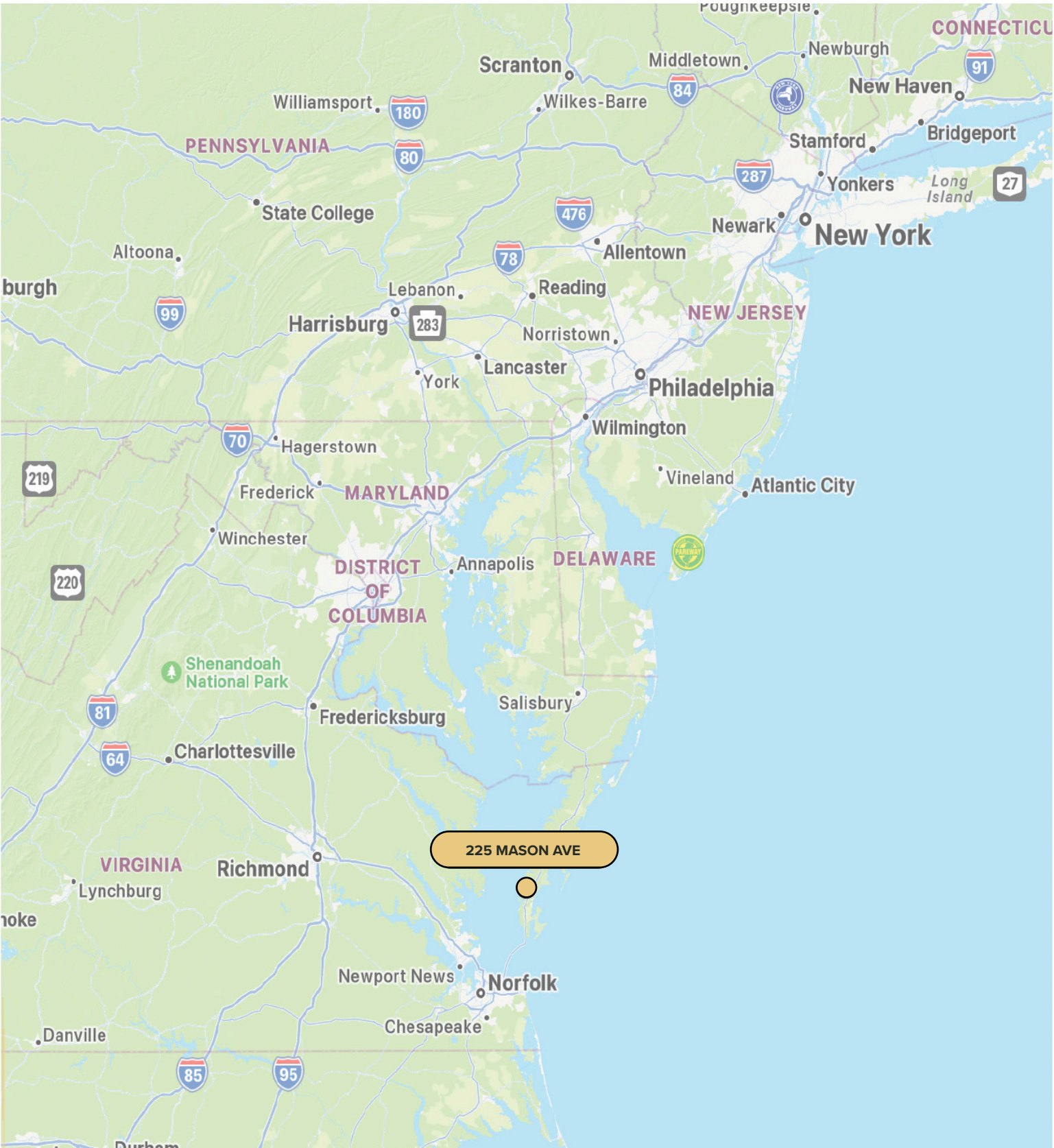
Growing Business Opportunities

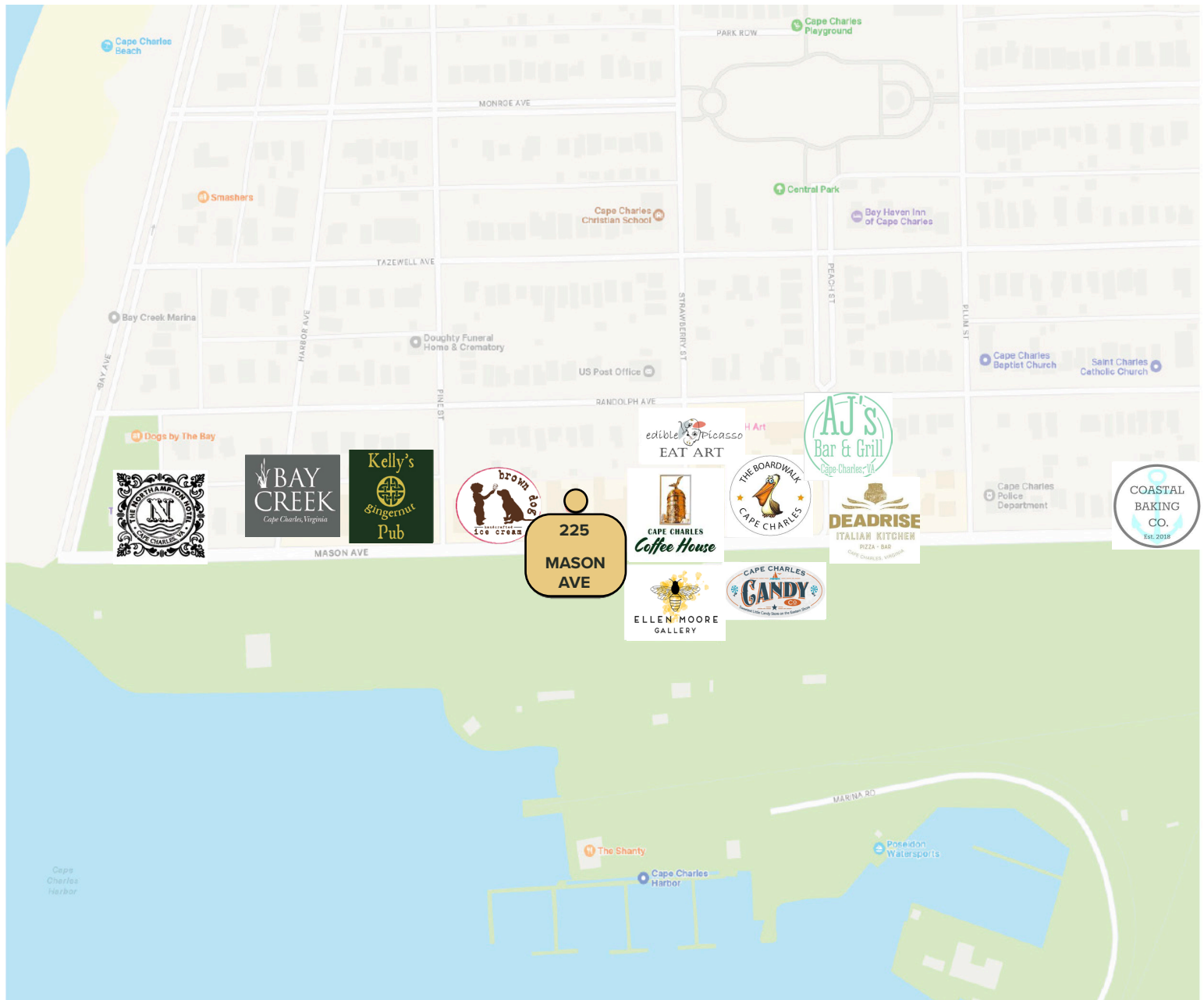
With its rising popularity as a tourist destination, Cape Charles is experiencing significant growth in its business sector. The town's supportive environment makes it ideal for entrepreneurs and investors looking to capitalize on its expanding market.



Family-Friendly Community

Known for its safe, welcoming atmosphere, Cape Charles is an excellent place for families. The community is close-knit, with access to quality schools and family-oriented amenities that enhance the quality of life.





Nestled on one of the liveliest streets in the heart of Cape Charles, the Cape Charles Distillery is more than just a place to enjoy expertly crafted spirits—it's a destination in itself. Strategically positioned amidst a bustling array of retailers, this distillery draws in both locals and visitors alike, benefiting from the vibrant foot traffic that flows through this charming coastal town.

The distillery's prime location, just a short stroll from the beach and scenic parks, makes it the perfect spot for those seeking to unwind and soak in the laid-back, coastal atmosphere. Whether you're savoring a handcrafted cocktail after a day in the sun or stopping by for a taste of Cape Charles' finest, the distillery offers an inviting blend of warmth, character, and community that's hard to resist.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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