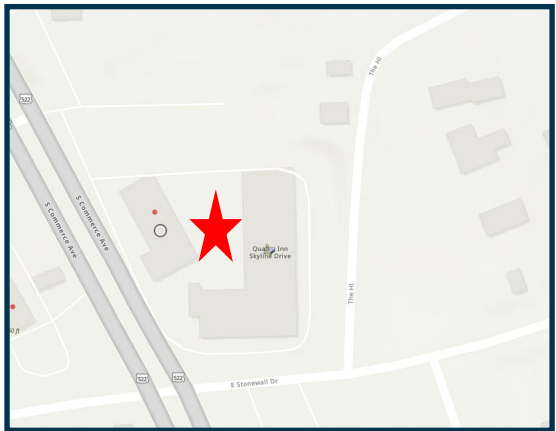


72 Bed Flag Hotel For Sale

10 S. Commerce Avenue, Front Royal, VA 22630



FOR SALE

- 72 Bed Flag Hotel
- 36 Extra Rooms for Staff or Long-Term Rental
- 2.7 Acres on 3 Separate Parcels
- All Rooms Recently Renovated—no PIP Necessary
- Thriving Thai Restaurant on Site with Long-Term Lease (\$6,000/Month)
- NDA Required for Financials
- MLS# VAWR2010020
- Asking \$4,500,000

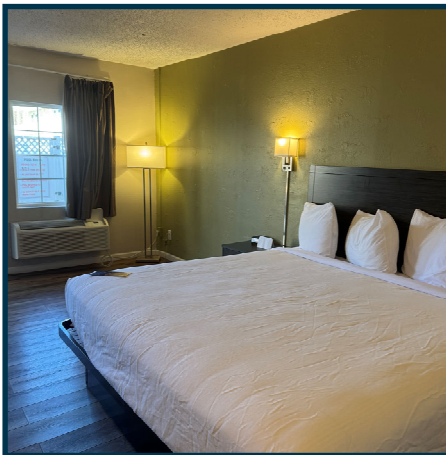
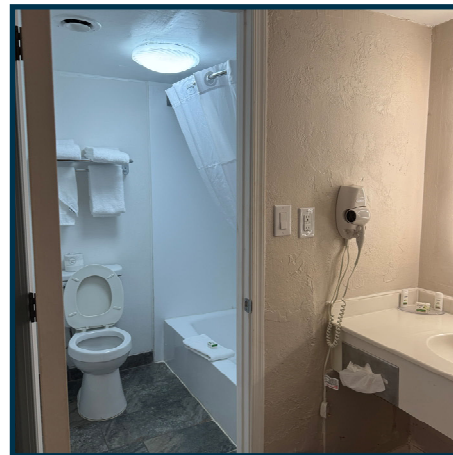
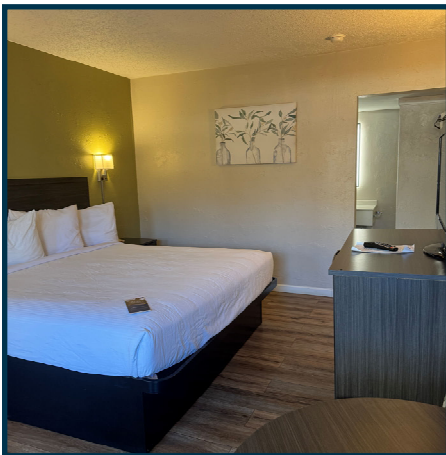
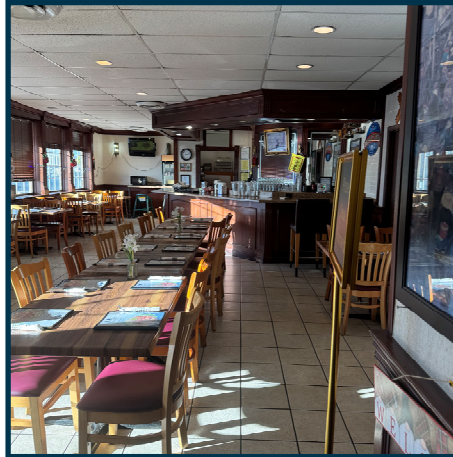
Demographic Summary

	10 mile radius	20 mile radius
Population	35,319	112,798
Projected 5 year growth	0.34	0.37
Median Income	\$79,056	\$82,343
Median Age	41.2	40.7

For more information please contact:
OakCrest Commercial Real Estate
 Marie DiLorenzo, CCIM
 Marie.dilorenzo@OakCrestCommercial.Com
 Cell | 540.540.533.7064
 Main | 540.504.0789
 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

10 S. Commerce Avenue



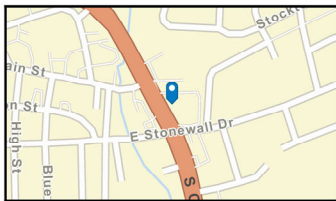
10 S. Commerce Avenue



Traffic Count Map - Close Up

10 S Commerce Ave, Front Royal, Virginia, 22630
 Drive distance: 10, 15, 20 mile radii

Prepared by Esri
 Latitude: 38.91684
 Longitude: -78.18600



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

December 18, 2024