

SALE

45 EAST BOSCAWEN STREET

45 East Boscawen Street Winchester, VA 22601



PROPERTY DESCRIPTION

Iconically known as the Odd Fellows Building, built in 1930 and meticulously and historically restored for Class A office space with all modern amenities. A total of 7,500 SF on three floors, located immediately adjacent to City Hall, across the street from public parking garage, and one block from the Old Town Walking Mall and County municipal buildings.

PROPERTY HIGHLIGHTS

- Outstanding tenant history. Sold with 1st and 3rd floors leased, 2nd floor will be available for lease or end-user occupancy.
- Proforma GOI \$100K+/annual. OPEX averages \$22K/year. Ideal for owner-occupant wanting residual income, opportunity for growth, and a legacy investment.
- 2 retail/office spaces on 1st floor, elevator to 2nd and 3rd floor offices. Vaulted ceilings, massive, oversized windows, classic hardwood finishes, a true, First Class building in meticulous condition.
- 2nd & 3rd floor residential conversion permitted under current zoning. Inquire for a list of all recent upgrades including NEW ROOF

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,399,000 |
| Building Size: | 7,500 SF |
| Zoning: | B1 |
| APN: | 4957 |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 2,034 | 5,622 | 9,452 |
| Total Population | 3,651 | 13,053 | 23,009 |
| Average HH Income | \$61,207 | \$67,205 | \$73,114 |

Gillian Greenfield
877 667 7071

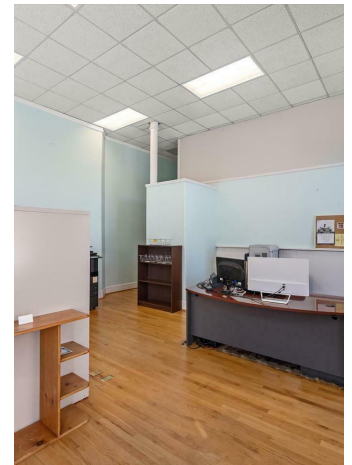
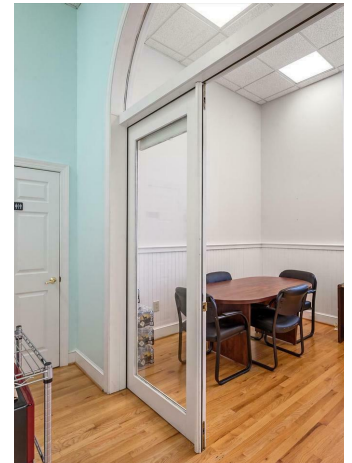
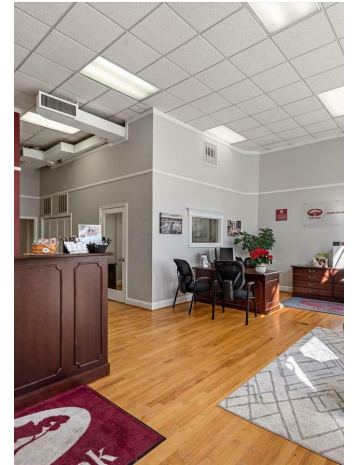
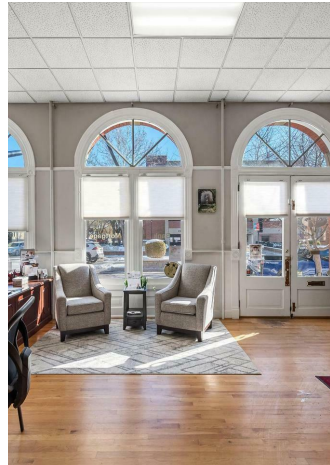
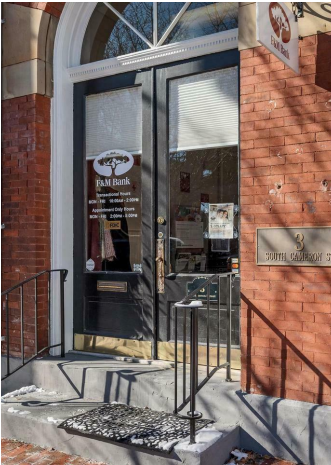


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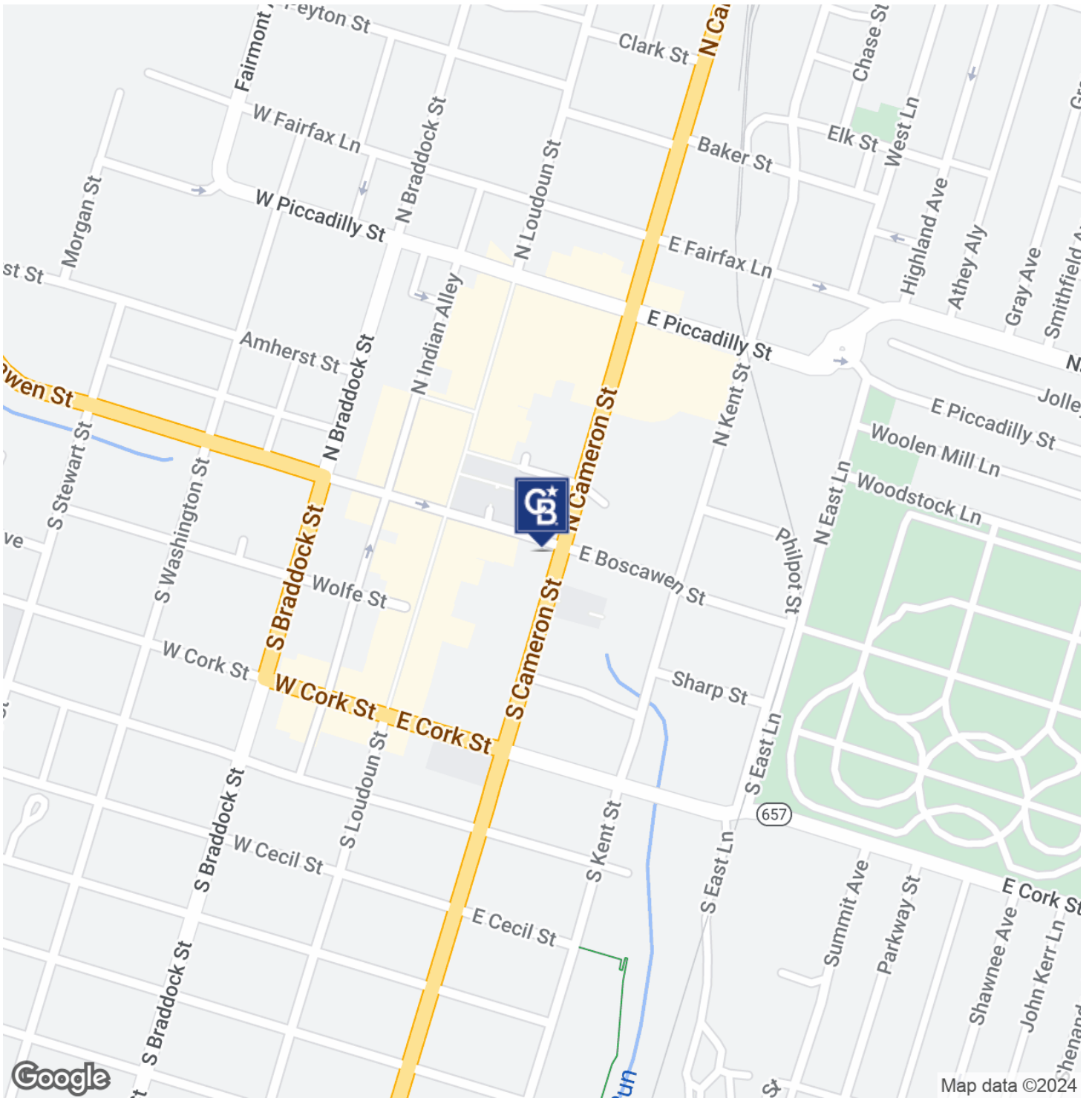


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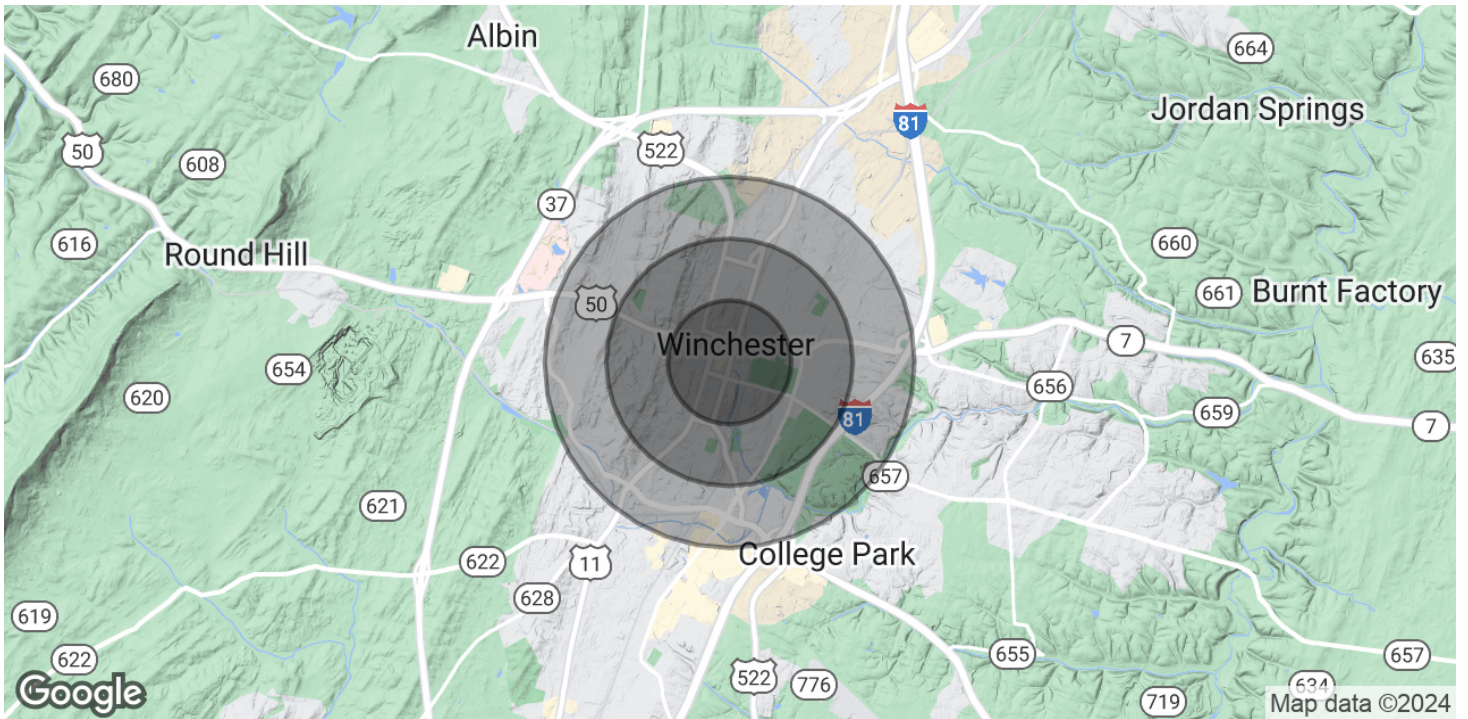


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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 3,651 | 13,053 | 23,009 |
| Average Age | 34.5 | 36.4 | 38.1 |
| Average Age (Male) | 34.2 | 33.9 | 36.1 |
| Average Age (Female) | 37 | 39.2 | 40.8 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,034 | 5,622 | 9,452 |
| # of Persons per HH | 1.8 | 2.3 | 2.4 |
| Average HH Income | \$61,207 | \$67,205 | \$73,114 |
| Average House Value | \$278,176 | \$241,582 | \$232,940 |

* Demographic data derived from 2020 ACS - US Census

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