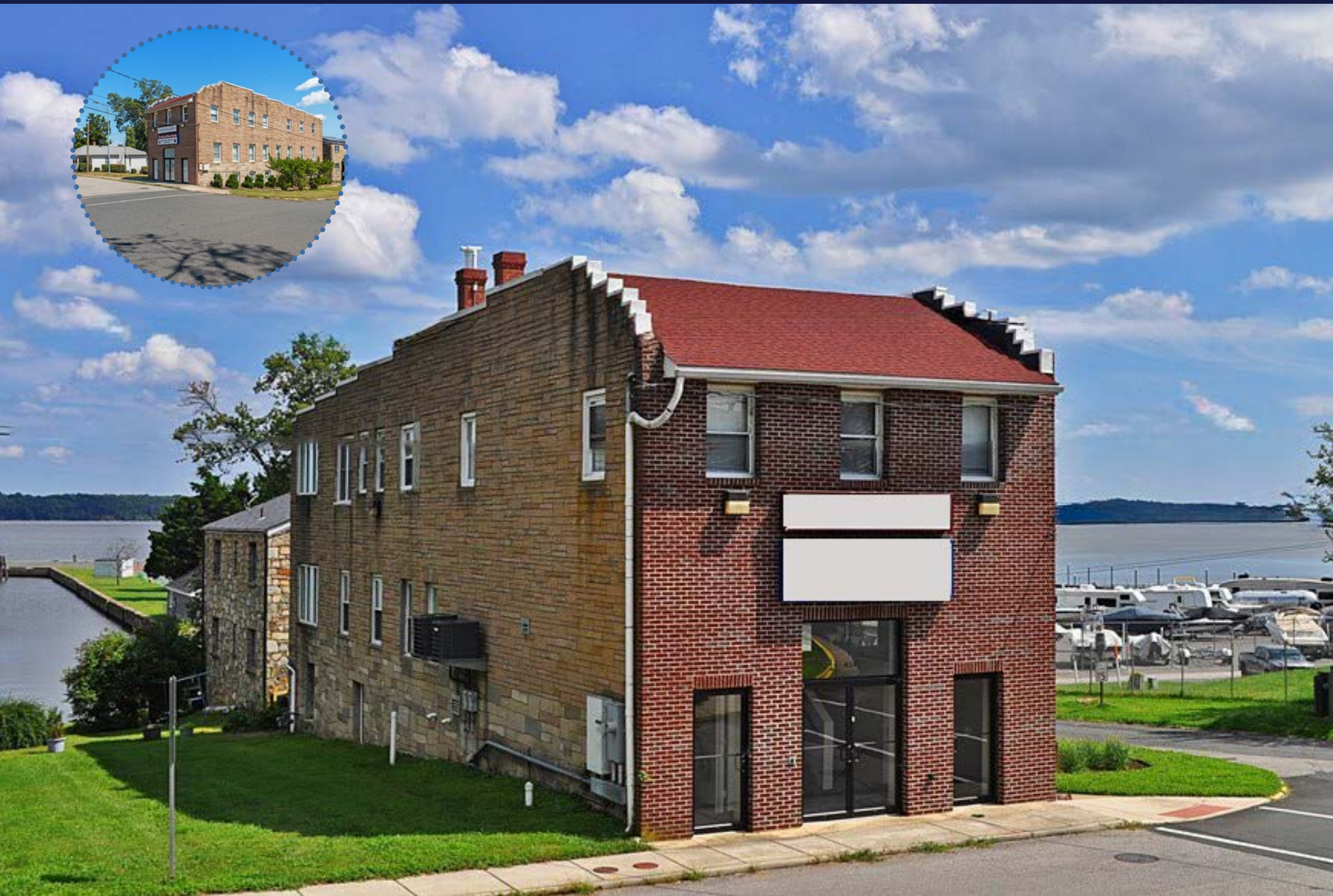


SALE

416 River Road
Quantico, VA 22134



PROPERTY DESCRIPTION

This 4,692 SF building, constructed in 1940, presents an exceptional opportunity for Office, Special Purpose or Church purchasers seeking a property with both character and versatility. Zoned B1, the property accommodates a wide range of permitted uses while maintaining the charm of its original architecture. The layout offers generous open areas ideal for worship services, gatherings, and events, complemented by adaptable rooms suited for offices, classrooms, or multipurpose use. Built with solid construction and designed for functionality, the space is well-positioned for immediate occupancy or future customization, making it a lasting location for an organization’s mission.

PROPERTY HIGHLIGHTS

- 4,692 square foot building with versatile and functional design
- Built in 1940 with timeless architectural appeal
- Zoned B1 accommodating a variety of permitted uses
- Expansive main hall ideal for worship, ceremonies, or large gatherings
- Multiple flexible rooms for classrooms, offices, or small group meetings
- Open floor plan adaptable for community events and programs
- Solid construction offering long-term durability and stability
- Historic charm blended with modern functional potential
- Ample natural light enhancing comfort in gathering spaces
- Welcoming foyer and reception area for greeting attendees
- Efficient interior flow allowing separation of public and private areas
- High ceilings designed to enhance acoustics for music and speaking
- Well-maintained and ready for immediate occupancy
- Flexible layout supporting growth and future expansion
- Potential to customize interior for specific ministry or organizational needs
- Suitable for multipurpose religious, educational, or community use

Ed Cave, CCIM
Office: (540) 786-1402 x264
Cell: (703) 919-2149

Offering Summary

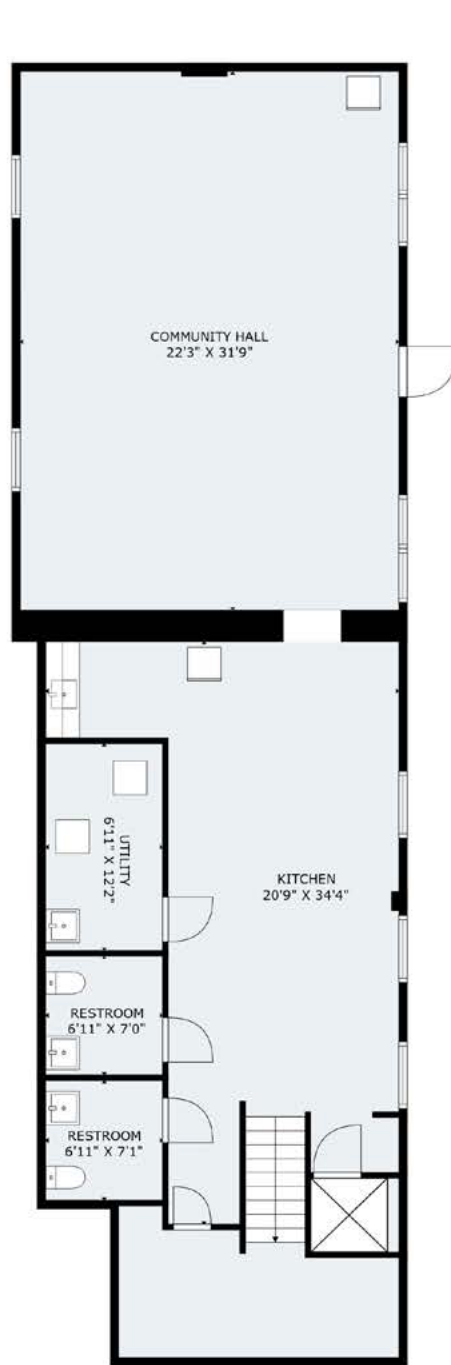
Sale Price:	\$748
Lot Size:	2,111 SF
Building Size:	4,692 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	479	1,418	4,125
Total Population	1,491	4,694	13,413
Average HH Income	\$82,737	\$132,070	\$145,071

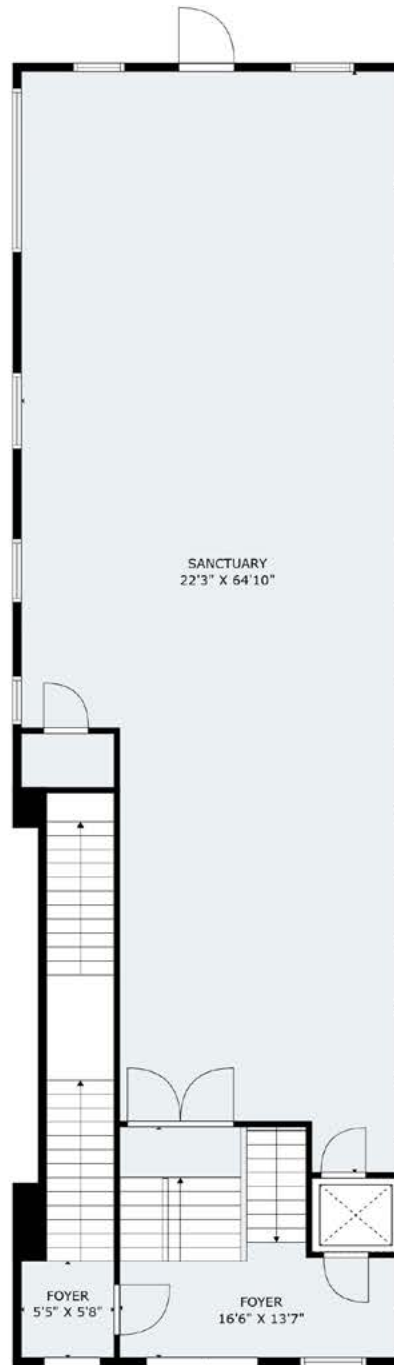




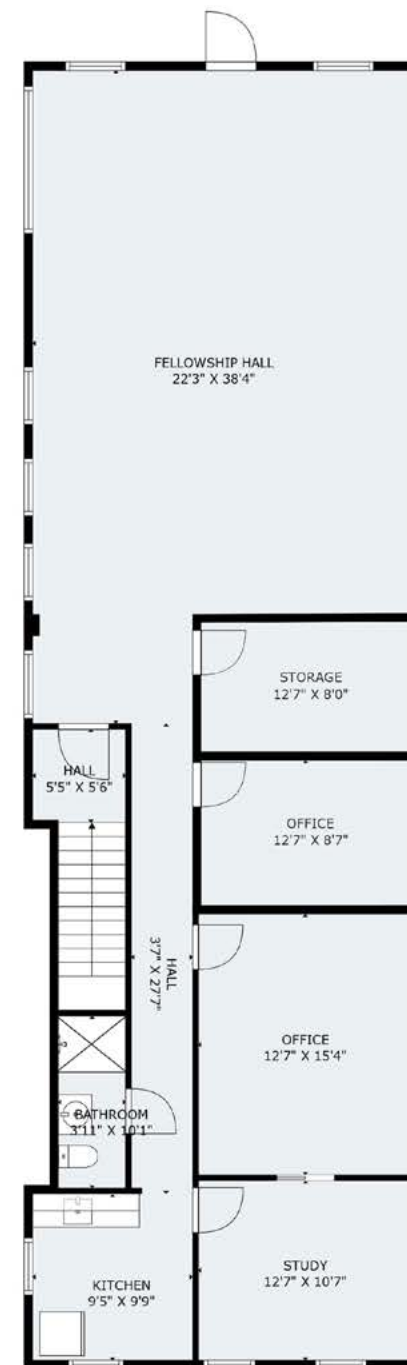
VIRTUAL TOUR



FLOOR 1



FLOOR 2

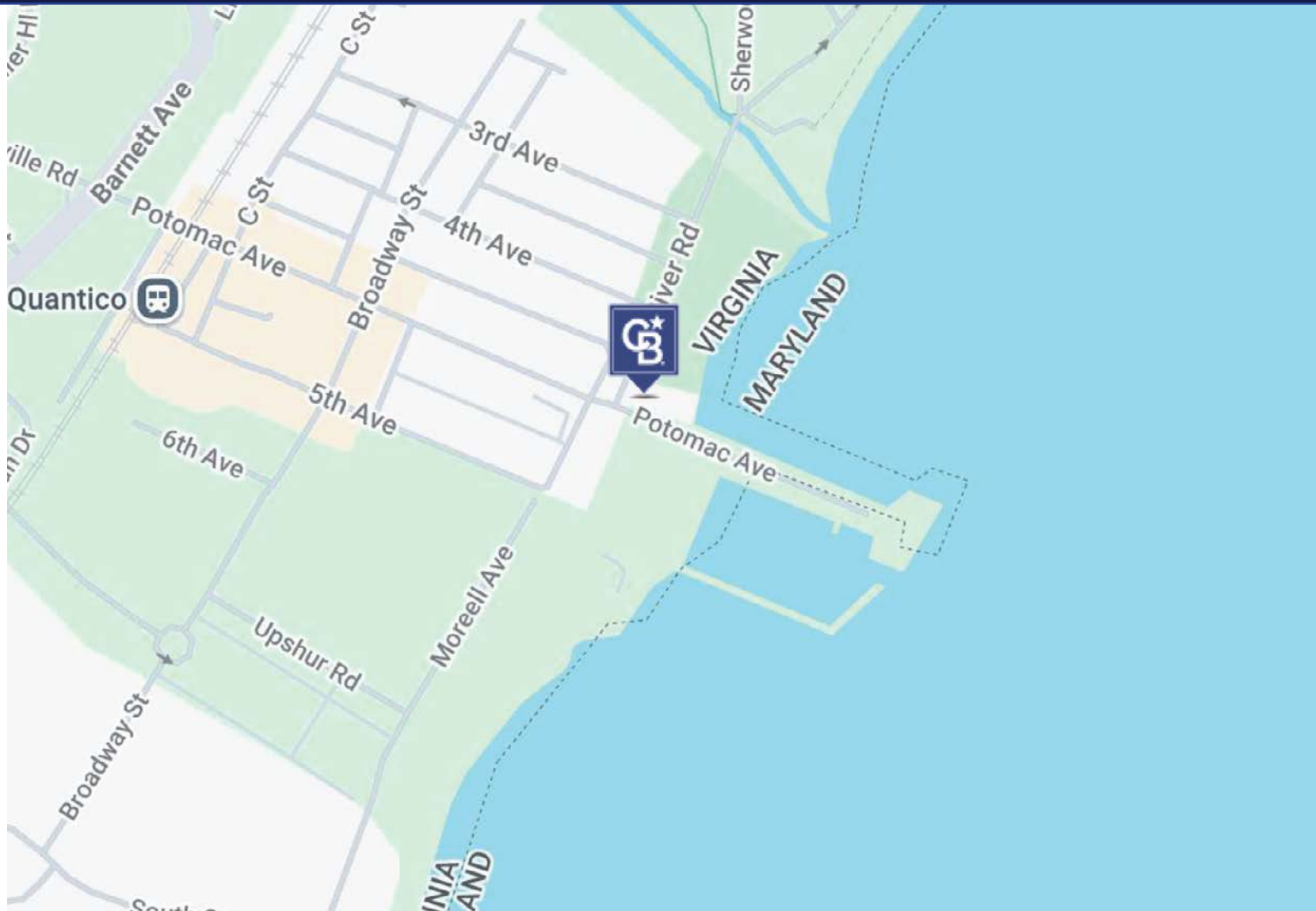


FLOOR 3



SALE

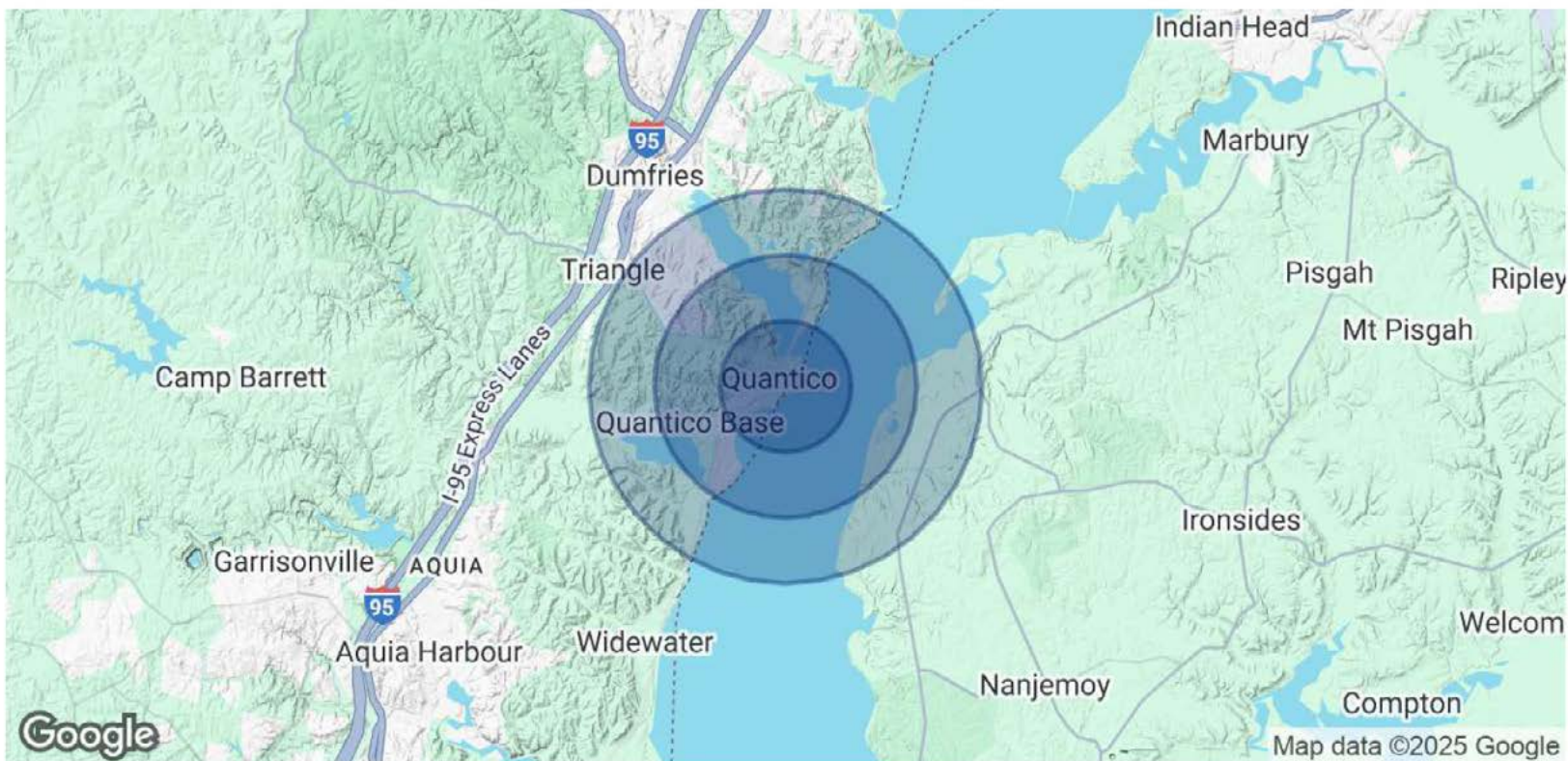
416 River Road
Quantico, VA 22134



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COLDWELL BANKER
COMMERCIAL
ELITE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,491	4,694	13,413
Average Age	31	33	33
Average Age (Male)	32	33	33
Average Age (Female)	31	33	34

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	479	1,418	4,125
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$82,737	\$132,070	\$145,071
Average House Value	\$249,887	\$427,678	\$493,645

Demographics data derived from AlphaMap

416 River Road Quantico, VA 22134

FOR MORE INFORMATION PLEASE CONTACT:



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cbcelite.com



COLDWELL BANKER
COMMERCIAL
ELITE