

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,299,000
Building Size:	17,598 SF
	2 Separate Units
Zoning:	C-B
Utilities:	Public Water Public Sewer
Parking:	Street Parking
Lot Size:	0.16 Acres
MLS#:	662574



PROPERTY OVERVIEW

Historic Edmunds Building in Downtown Waynesboro - This two building portfolio offers 17,598 SF of space across 421 W Main Street and 110 N Wayne Avenue. 421 W Main Street is fully occupied, featuring 20 office suites and 2 ground-floor retail tenants, currently providing steady cash flow with room to grow. 110 N Wayne Ave is a two-story office building ready for lease or redevelopment. Ideal for conversion to mixed-use, retail, or creative office space. Located at the heart of downtown Waynesboro's revitalization corridor, the property sits steps from restaurants, shops, and public parking, with strong visibility and C-B zoning allowing flexible commercial and residential uses. The properties are located walking distance from the proposed Museum of Natural History site (projected 2027) and within a few miles of the Northrup Grumman facility relocating in 2026. 110 N Wayne Ave is currently advertised for lease at \$3,500 per month, which would significantly boost income potential.

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

Aerial Photos



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

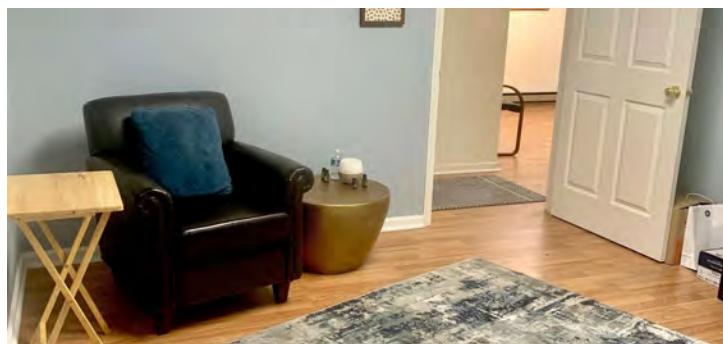
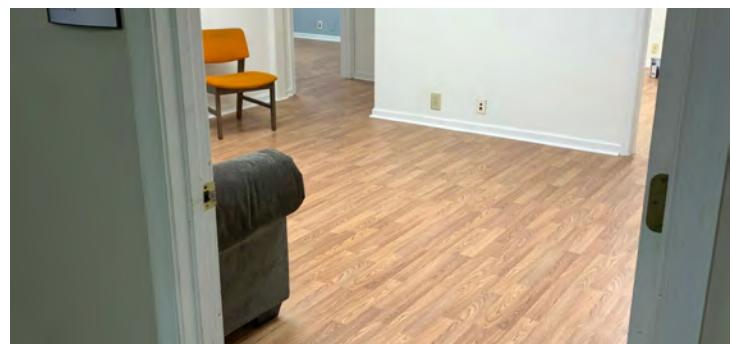
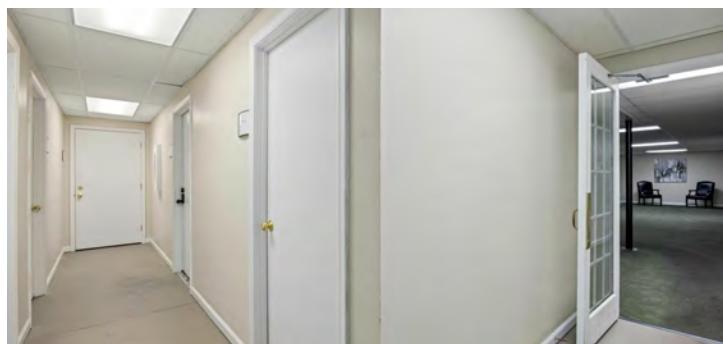
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

421 W Main Street Interior Photos



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

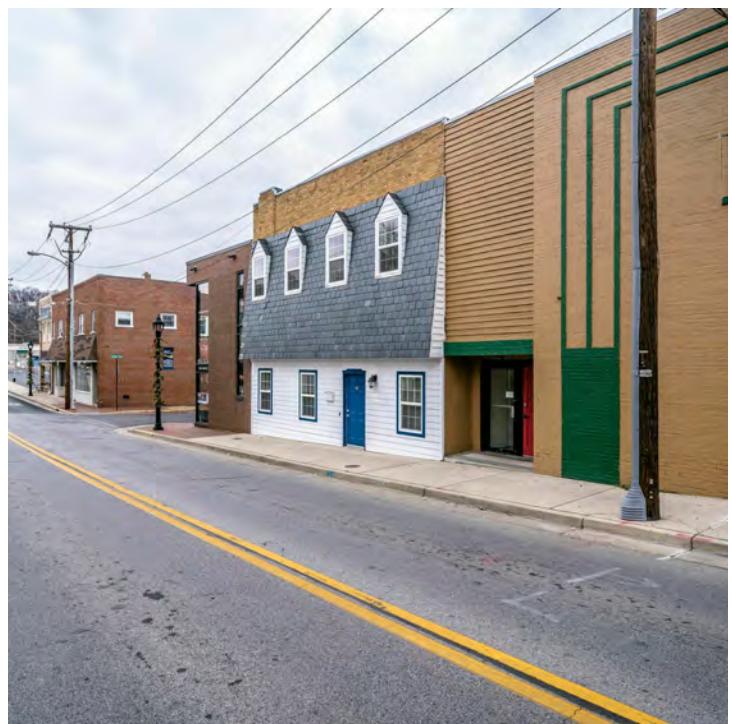
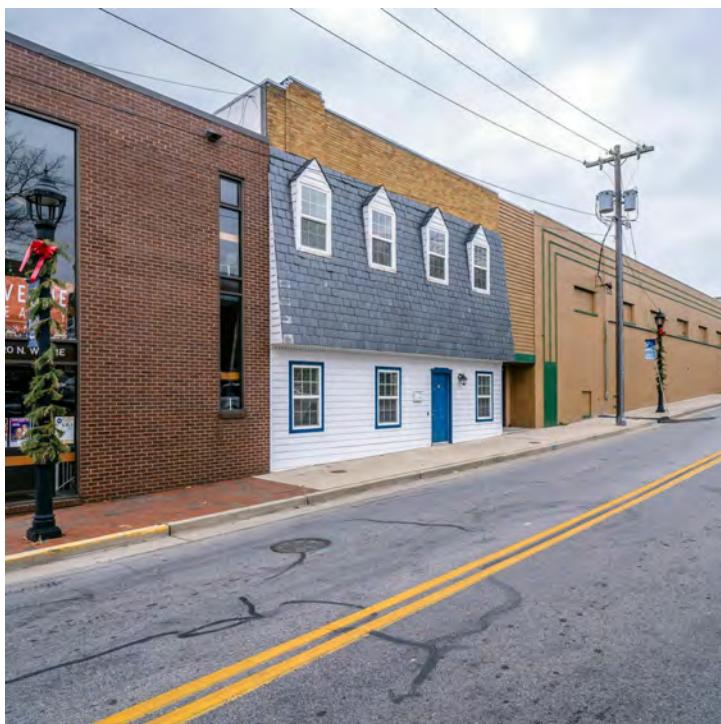
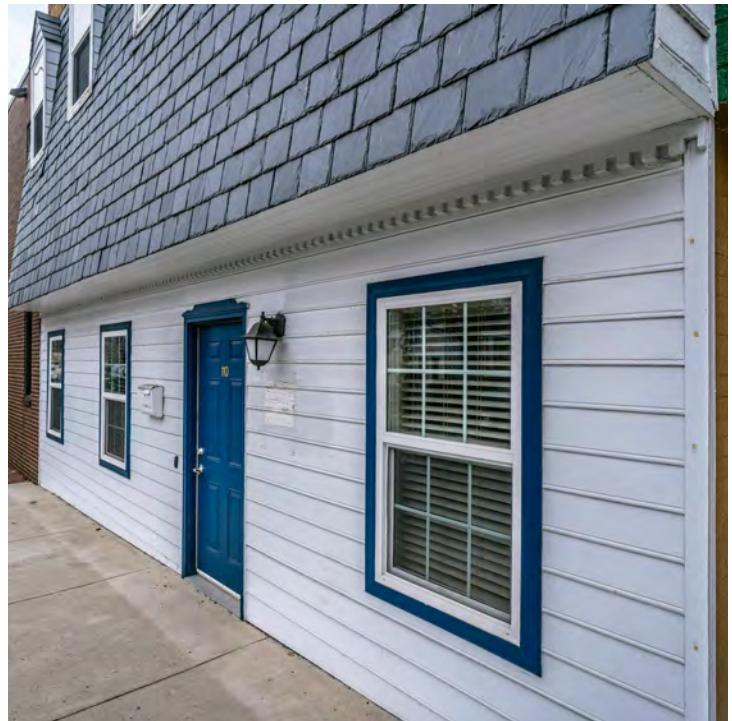
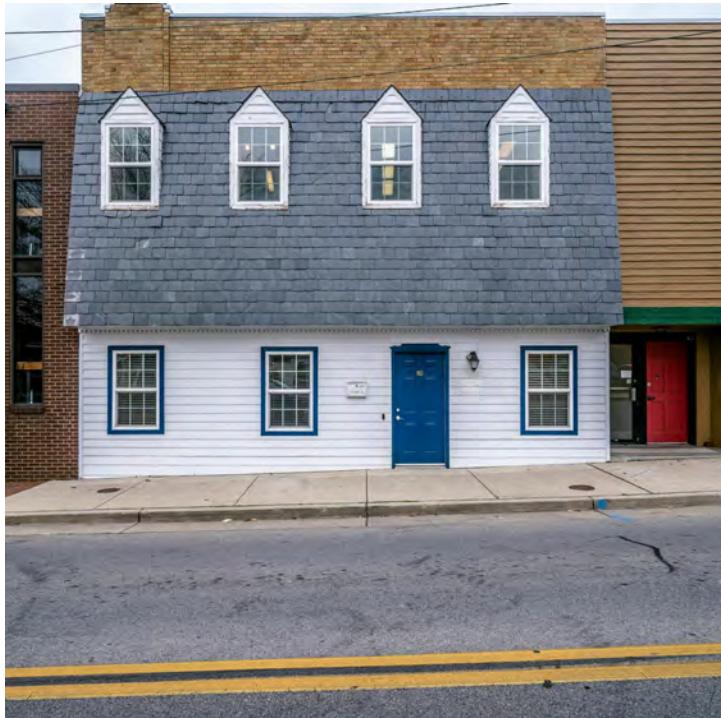
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

110 N Wayne St Exterior Photos



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

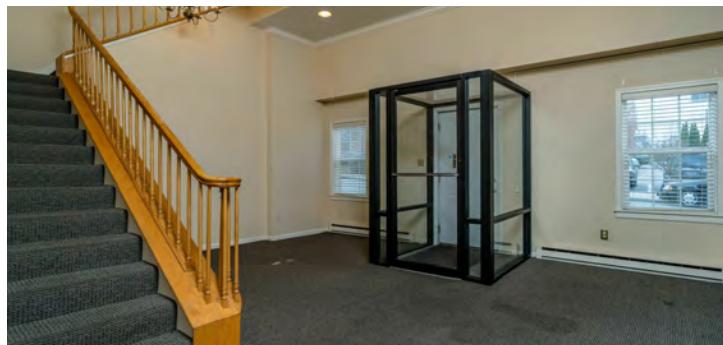
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

110 N Wayne Ave Interior Photos - Lower Level



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

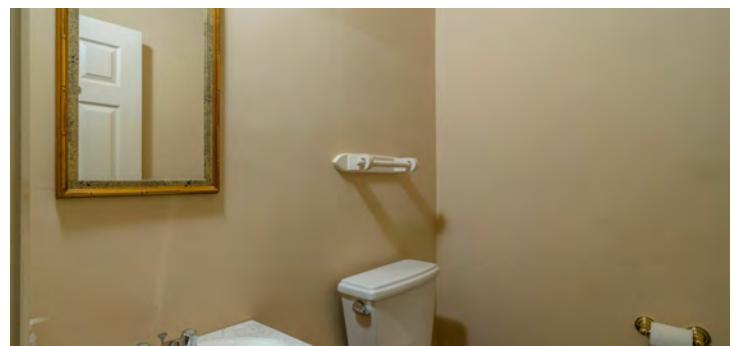
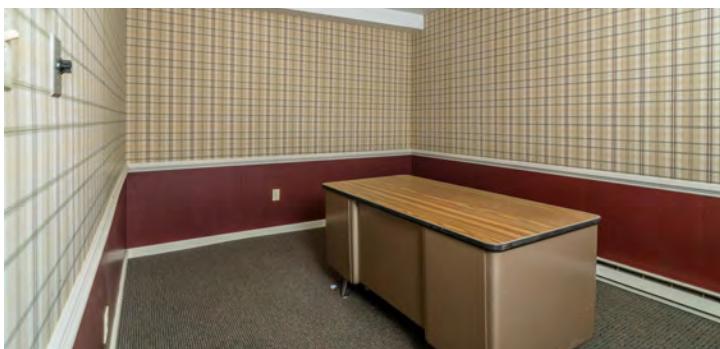
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

Interior Photos - Upper Level



For More Information:

Isaac Grant

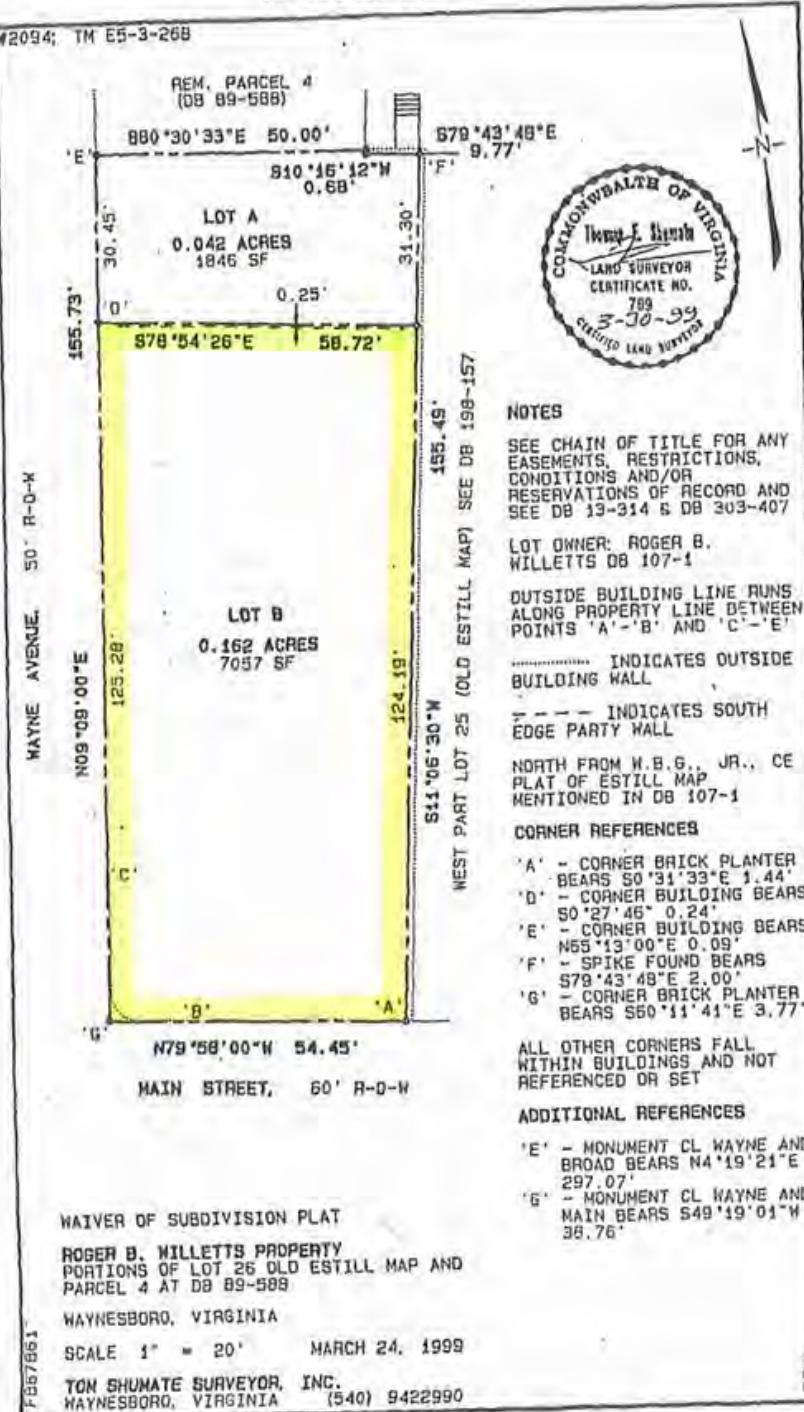
540.448.1588

isaac.grant@cottonwood.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

#2094 TM E5-3-268



NOTES

SEE CHAIN OF TITLE FOR ANY
EASEMENTS, RESTRICTIONS,
CONDITIONS AND/OR
RESERVATIONS OF RECORD AND
SEE DB 13-314 & DB 303-407

LOT OWNER: ROGER B.
WILLETT'S DB 107-1

OUTSIDE BUILDING LINE RUNS
ALONG PROPERTY LINE BETWEEN
POINTS 'A' - 'B' AND 'C' - 'E'

----- INDICATES OUTSIDE
BUILDING WALL

--- INDICATES SOUTH
EDGE PARTY WALL

NORTH FROM W.B.G., JR., CE
PLAT OF ESTILL MAP
MENTIONED IN DB 107-1

CORNER REFERENCES

'A' - CORNER BRICK PLANTER
BEARS S0°31'33"E 1.44'
'D' - CORNER BUILDING BEARS
S0°27'46" 0.24'
'E' - CORNER BUILDING BEARS
N55°13'00"E 0.09'
'F' - SPIKE FOUND BEARS
S79°43'48"E 2.00'
'G' - CORNER BRICK PLANTER
BEARS S60°11'41"E 3.77'

ALL OTHER CORNERS FALL
WITHIN BUILDINGS AND NOT
REFERENCED OR SET

ADDITIONAL REFERENCES

'E' - MONUMENT CL WAYNE AND
BROAD BEARS N4°19'21"E
297.07'
'G' - MONUMENT CL WAYNE AND
MAIN BEARS S49°19'01"W
38.76'

666

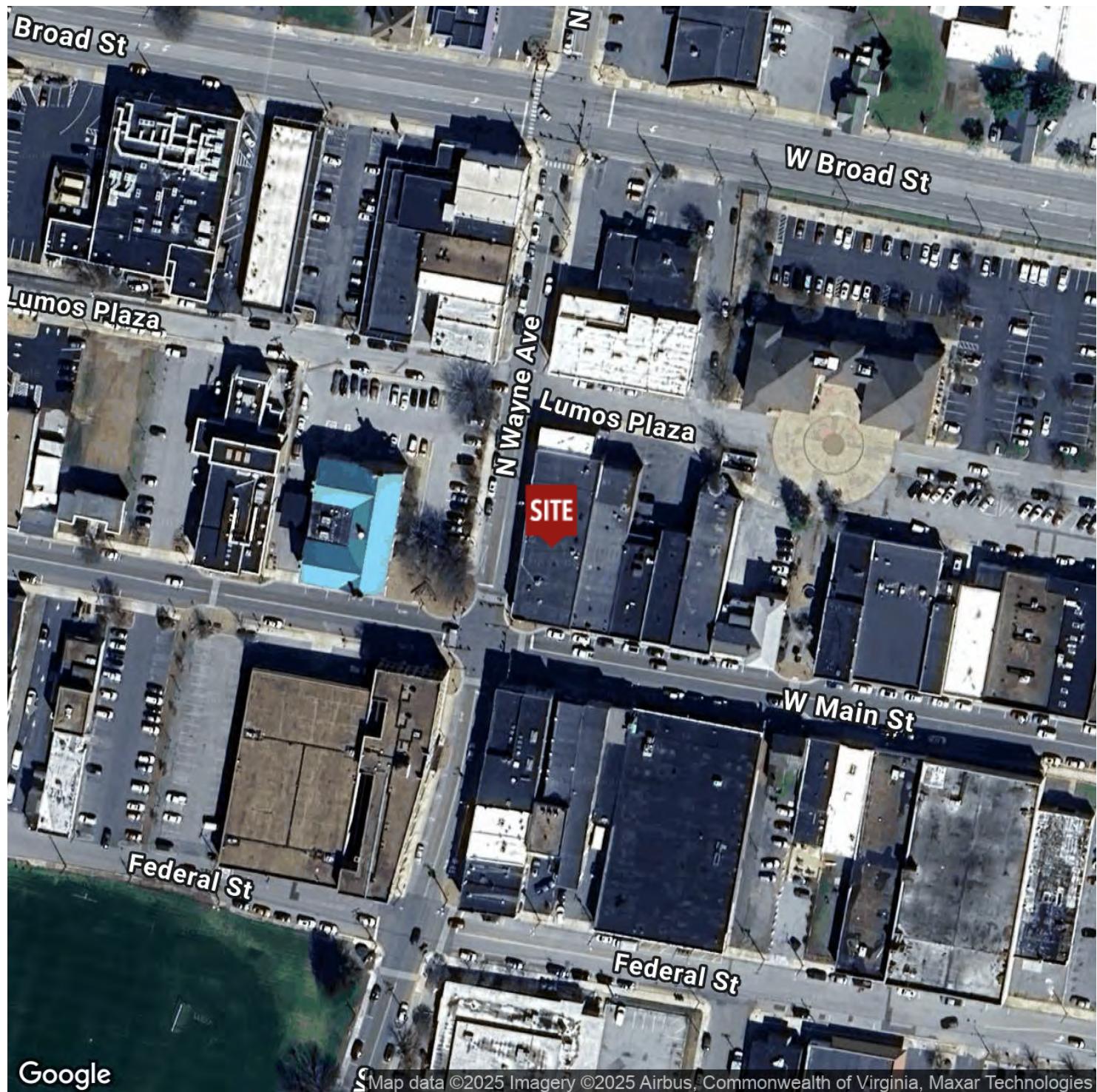
INSTRUMENT #990001252
RECORDED IN THE CLERK'S OFFICE OF
HAYNESBORO ON
APRIL 30, 1999 AT 11:56AM
\$330.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 59.1-802 OF THE VA. CODE
STATE: \$165.00 LOCAL: \$165.00
JEANETTE J. AKERS, CLERK

BY: *Janice A. Mawyer* (DC)

INVESTMENT OPPORTUNITY | HISTORIC BUILDING IN WAYNESBORO, VA

421 W Main Street & 110 N Wayne Ave, Waynesboro, VA 22980

Location Map



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.