

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

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A COMMERCIAL REAL ESTATE BROKERAGE

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Aerial Photos



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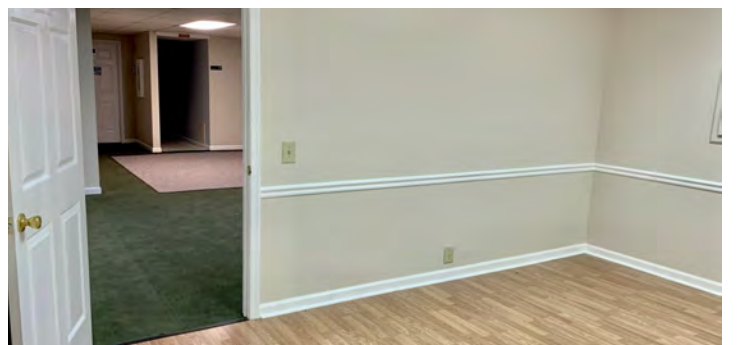
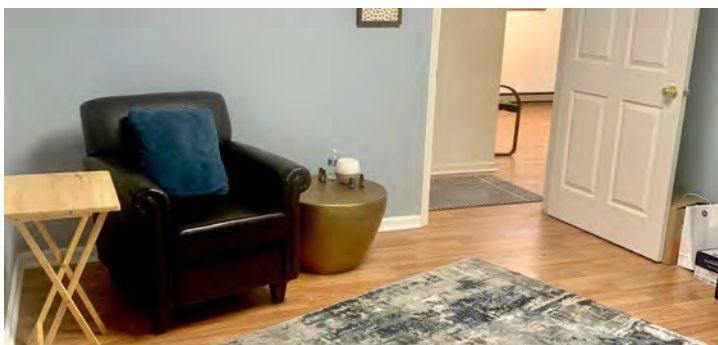
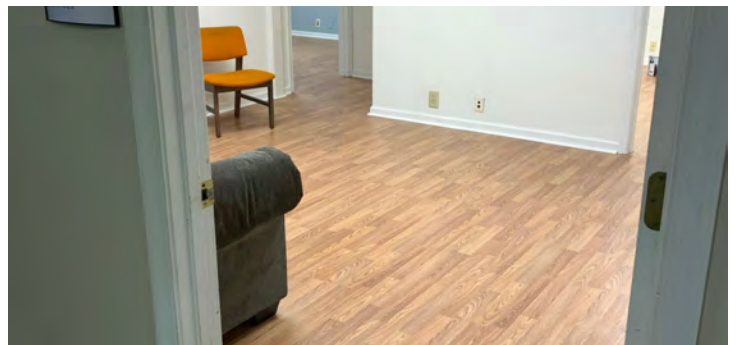
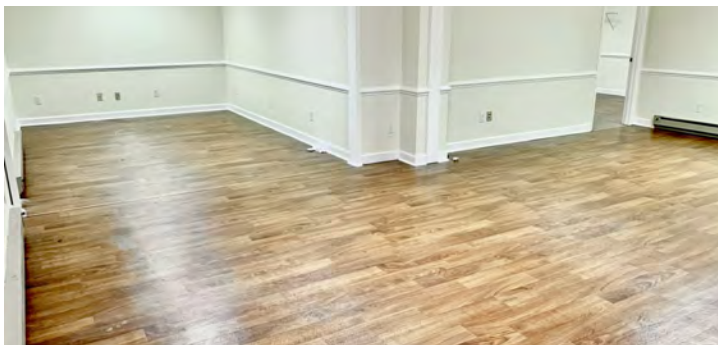
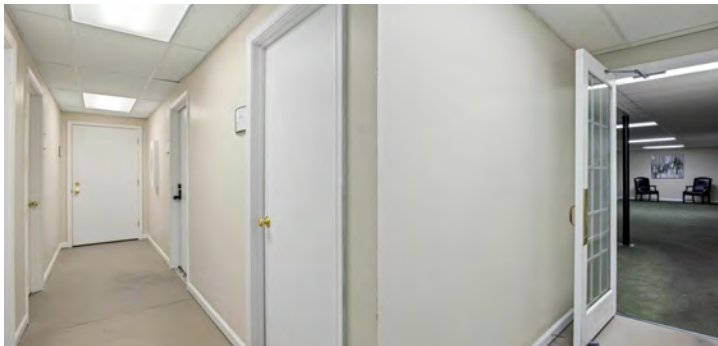
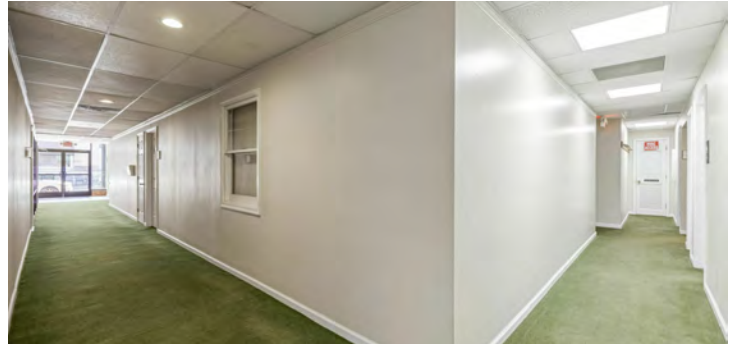
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421 W Main Street Interior Photos



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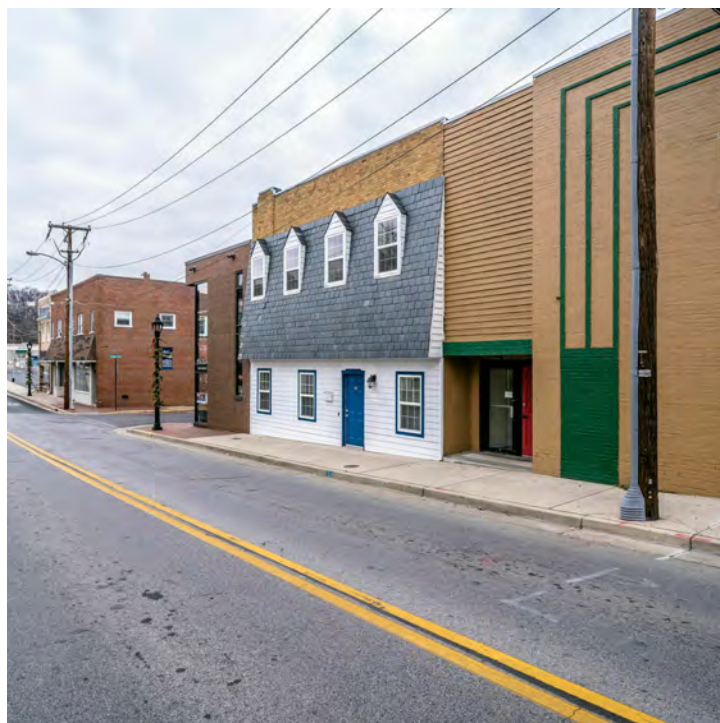
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110 N Wayne St Exterior Photos



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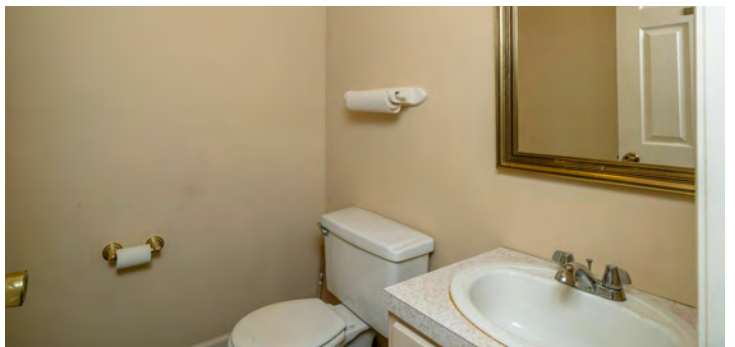
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110 N Wayne Ave Interior Photos - Lower Level



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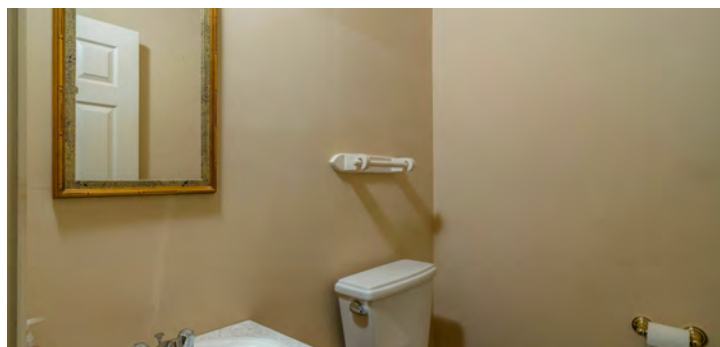
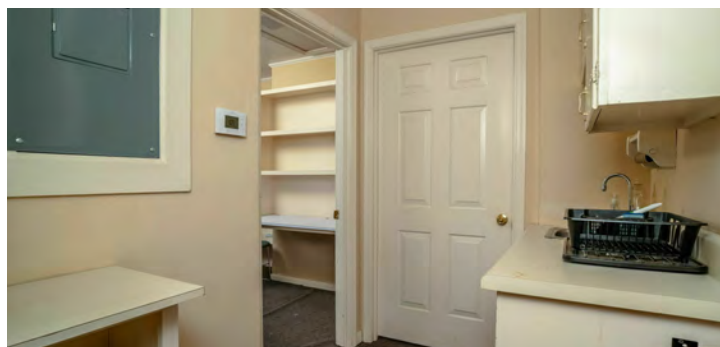
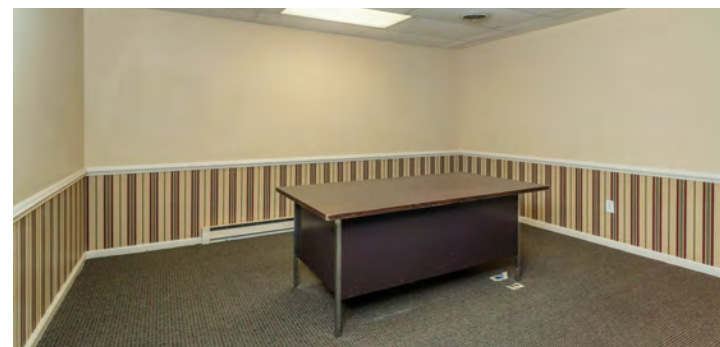
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Interior Photos - Upper Level



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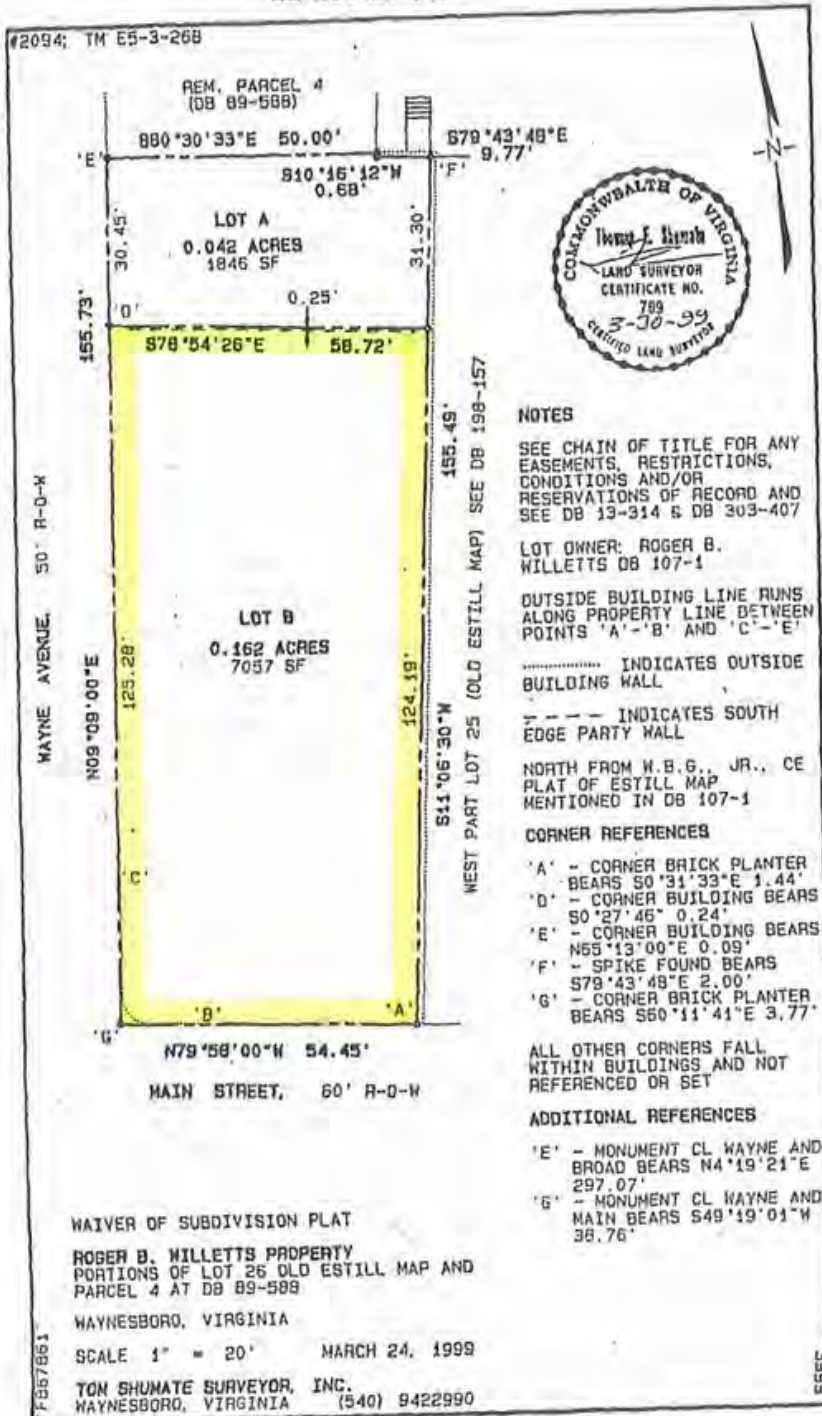
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#2094; TM ES-3-268



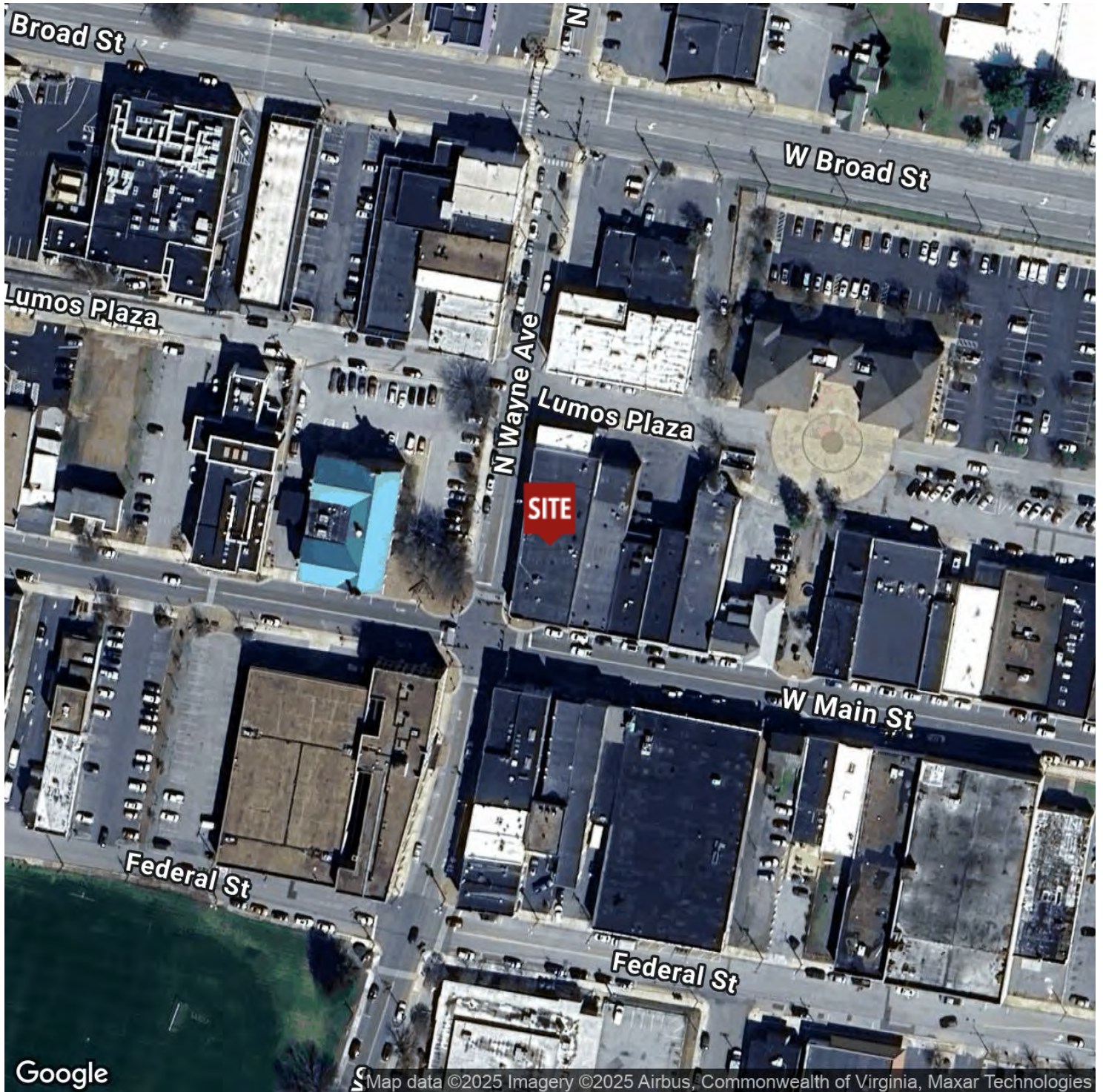
INSTRUMENT #990001252
RECORDED IN THE CLERK'S OFFICE OF
WAYNESBORO ON
APRIL 30, 1999 AT 11:56AM
\$330.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 59.1-882 OF THE VA. CODE
STATE: \$165.00 LOCAL: \$165.00
JERNETTE J. AKERS, CLERK

BY: *James A. Mawer* (DC)

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Location Map



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