

865 John Marshall Hwy

865 John Marshall Hwy, Front Royal, VA 22630



Beth Waller

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[View the Online Listing](#)





865 John Marshall Hwy

\$2,000,000

- 865 John Marshall Highway is a 4,684-square-foot retail property currently operating as a restaurant on a spacious 0.69-acre site.
- Fantastic signage options and an on-site billboard situated on a heavily traversed corner lot when entering Front Royal from Northern Virginia.
- Essential stop on the route from Washington, DC, to the Shenandoah River, Shenandoah River State Park, Skyline Drive, or Shenandoah National Park.
- Conveniently located 4 miles from I-66, 11 miles from the I-81/I-66 intersection, less than 70 miles to DC, and 55 miles from Dulles Int'l Airport.
- Ownership is open to creative negotiations for the sale or lease of the property and is willing to offer financing with a 40% down payment.
- For lease opportunity at \$8,000 NNN, negotiable terms, divisible for multi-tenant use with two separate spaces having individual bathrooms & bars



Price:	\$2,000,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment
Lot Size:	0.69 AC
Gross Building Area:	4,684 SF
No. Stories:	1
Year Built:	1980
Tenancy:	Single
Parking Ratio:	12.81/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	20A171-32
Walk Score ®:	61 (Somewhat Walkable)

Property Overview

865 John Marshall Highway

865 John Marshall Highway offers a prime opportunity to own a highly visible 4,684-square-foot retail property situated on a 0.69-acre site close to Shenandoah National Park's Skyline Drive. Recently remodeled and updated in 2021, this property is currently home to a thriving restaurant with over 18 years of success. The layout is designed to accommodate diverse needs, featuring a 1,368-square-foot banquet and meeting room equipped with dedicated restrooms, as well as a second bar area with its own private entrance and potential access to outdoor seating. The main dining space comprises 1,258 square feet, including a 24-foot bar and additional private restrooms, while the expansive kitchen, storage, and office areas include a rear entrance and partial basement for extra storage. Negotiable restaurant equipment and attractive owner financing terms requiring 40% down further enhance the appeal of this turnkey investment.

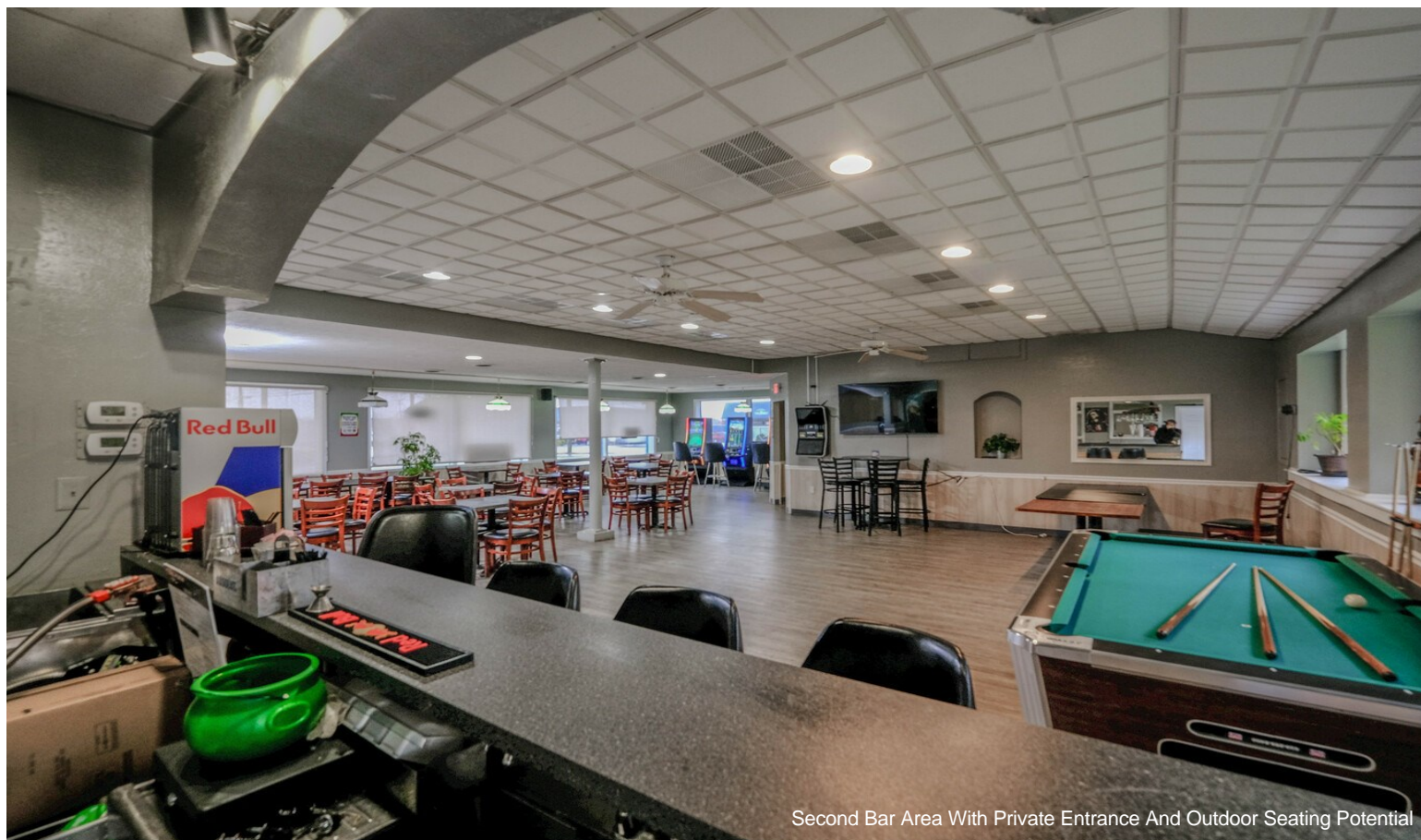
Zoned C-1 for commercial use, the property offers endless possibilities for investors and entrepreneurs. 865 John Marshall Highway is ideally suited for a wide range of businesses, from retail stores, restaurants, banks, or convenience stores to gas stations, offices, boutique hotels, or even a Tesla Supercharging station to cater to the growing number of electric vehicle travelers along Skyline Drive. With two curbside entrances from John Marshall Highway, the property also presents a valuable opportunity for drive-thru services and can accommodate businesses requiring ample parking, with over 60 parking spaces possible. Additional acreage may be obtainable through a boundary adjustment with an adjacent landowner, creating further potential for expansion.

Strategically located along a main thoroughfare, this property benefits from its proximity to major attractions, population centers, and primary interstates. Front Royal is a key stop for travelers heading to the Shenandoah National Park entrance at Skyline Drive and Shenandoah River State Park, both of which draw significant tourist traffic from Washington, DC. The site is surrounded by complementary businesses, including shopping centers with anchor stores such as Big Lots and Harbor Freight Tools, as well as a variety of dining options. The property is approximately 4 miles from Interstate 66 and about 11 miles from the Interstate 81/66 intersection, delivering a seamless connection to Washington, DC, which is reachable in under an hour. 865 John Marshall Highway is primed to offer an ideal investment or repurposed opportunity.



865 John Marshall Hwy, Front Royal, VA 22630

Property Photos



Second Bar Area With Private Entrance And Outdoor Seating Potential



High Visibility For Entrepreneurs And Investors

Property Photos



Situated On A 0.69-Acre Site Near Skyline Drive



Proximate To Shenandoah National Park's Attractions

Property Photos



Popular Tourist Area With High Traffic Volume



Strategic Location Along A Major Thoroughfare

Property Photos



Close To Shenandoah National Park And Skyline Drive



Seamless Connection To Washington, DC, In Under An Hour

Property Photos

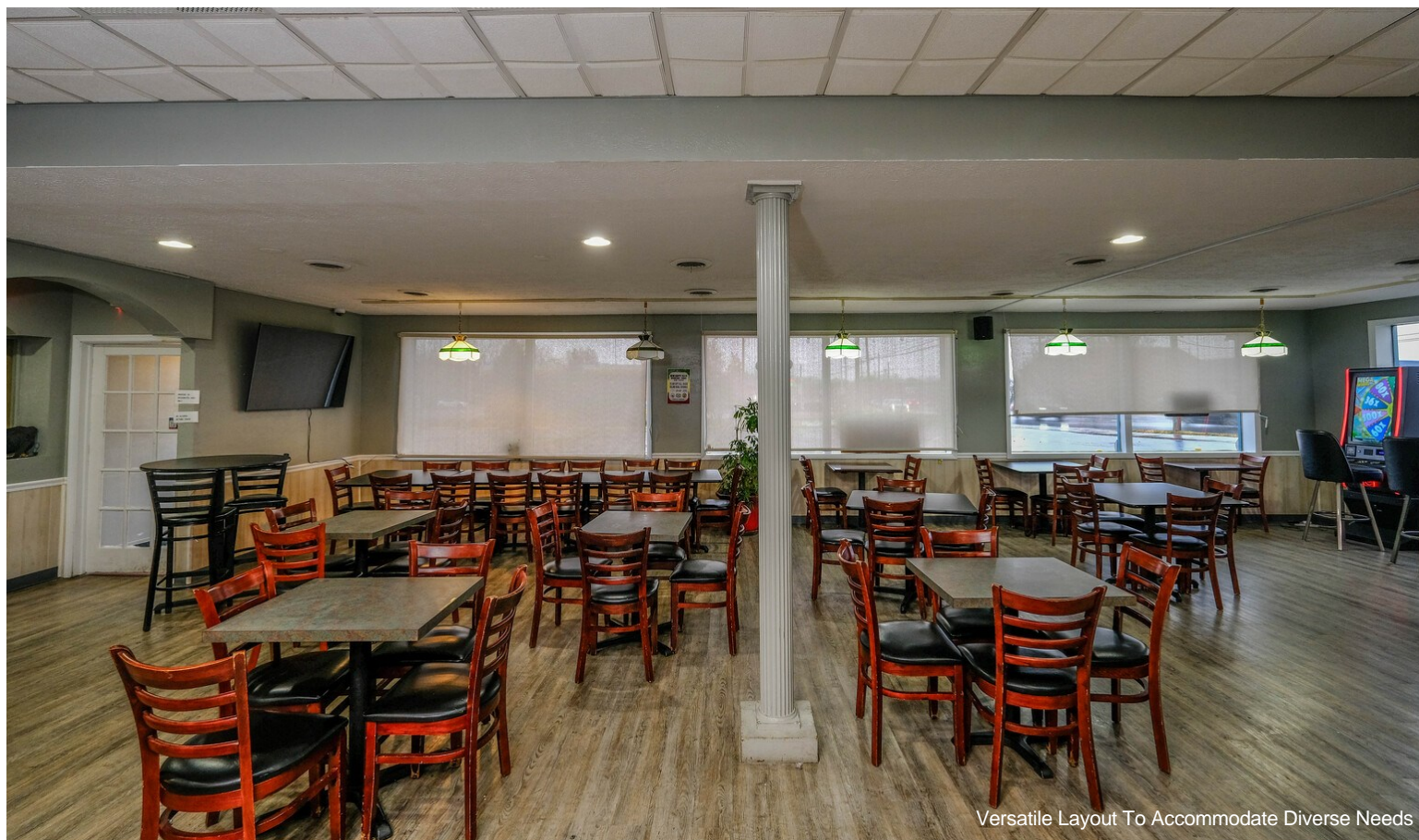


Surrounded By Complementary Businesses And Shopping Centers



Thriving Restaurant With Over 18 Years Of Success

Property Photos



Versatile Layout To Accommodate Diverse Needs



Banquet And Meeting Room With Dedicated Restrooms

Property Photos



Banquet And Meeting Room With Dedicated Restrooms



Operating As Soul Mountain Restaurant

Property Photos



Second Bar Area With Private Entrance And Outdoor Seating Potential



Banquet And Meeting Room With Dedicated Restrooms

Property Photos



Thriving Restaurant With Over 18 Years Of Success



Main Dining Space Features A 24-Foot Bar

Property Photos



Property Photos



Main Dining Space Features A 24-Foot Bar



Expansive Dining Area

Property Photos



Expansive Dining Area



Expansive Kitchen, Storage, And Office Areas

Property Photos



Zoned C-1 For Endless Commercial Possibilities



Zoned C-1 For Endless Commercial Possibilities

Property Photos



Property Photos



Endless Potential For Growth And Success



Versatile Layout To Accommodate Diverse Needs

Property Photos



Versatile Layout To Accommodate Diverse Needs



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Versatile Layout To Accommodate Diverse Needs



Expansive Kitchen, Storage, And Office Areas

Property Photos



Property Photos



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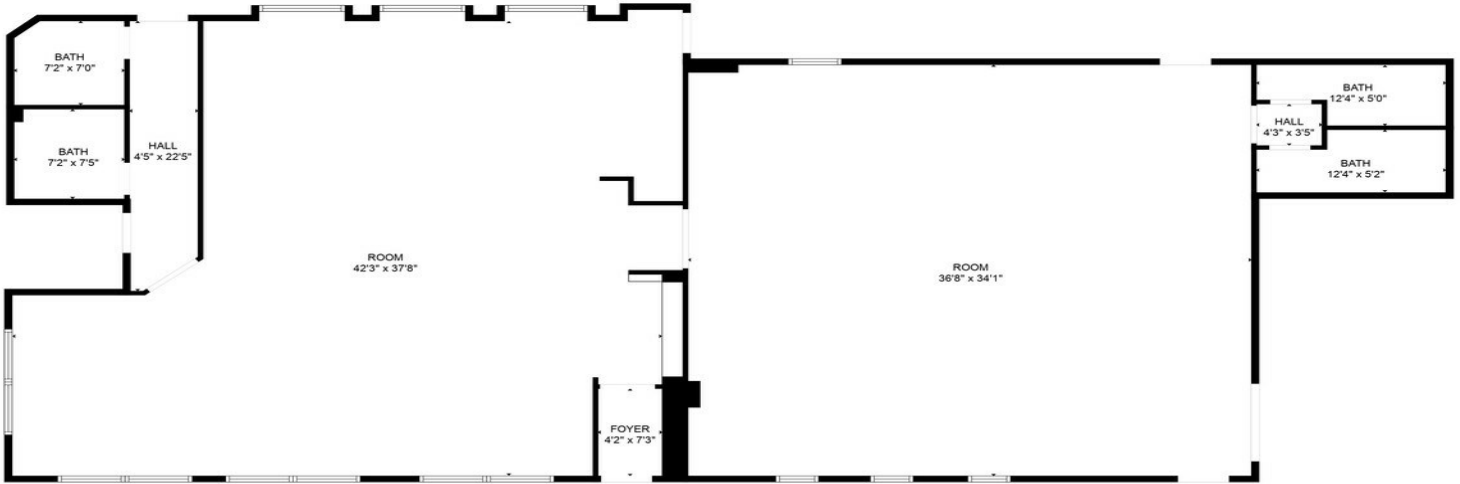


Beautifully Painted Murals And Artwork

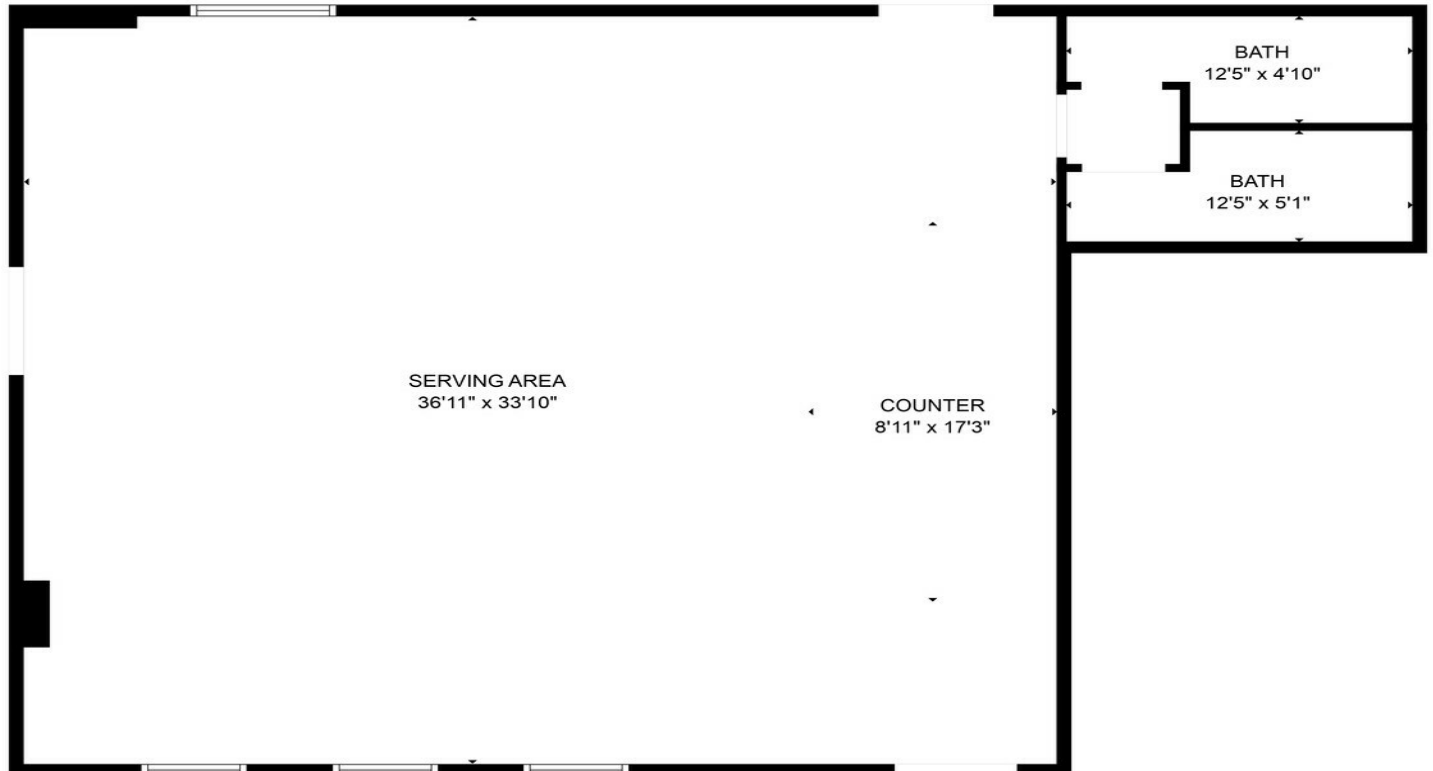


Prime Signage Opportunities

Property Photos

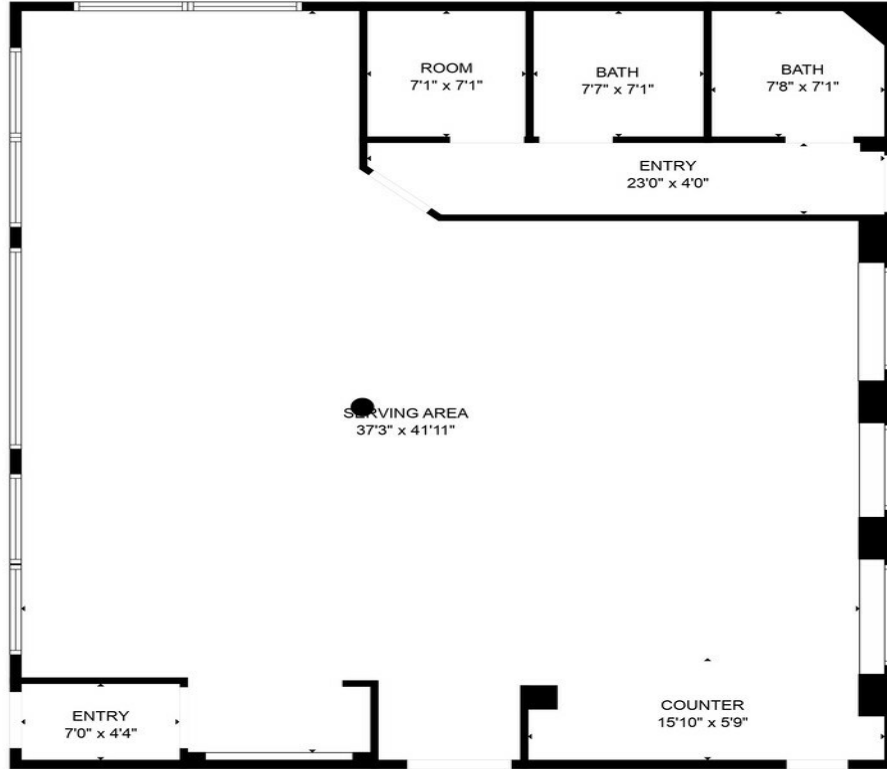


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

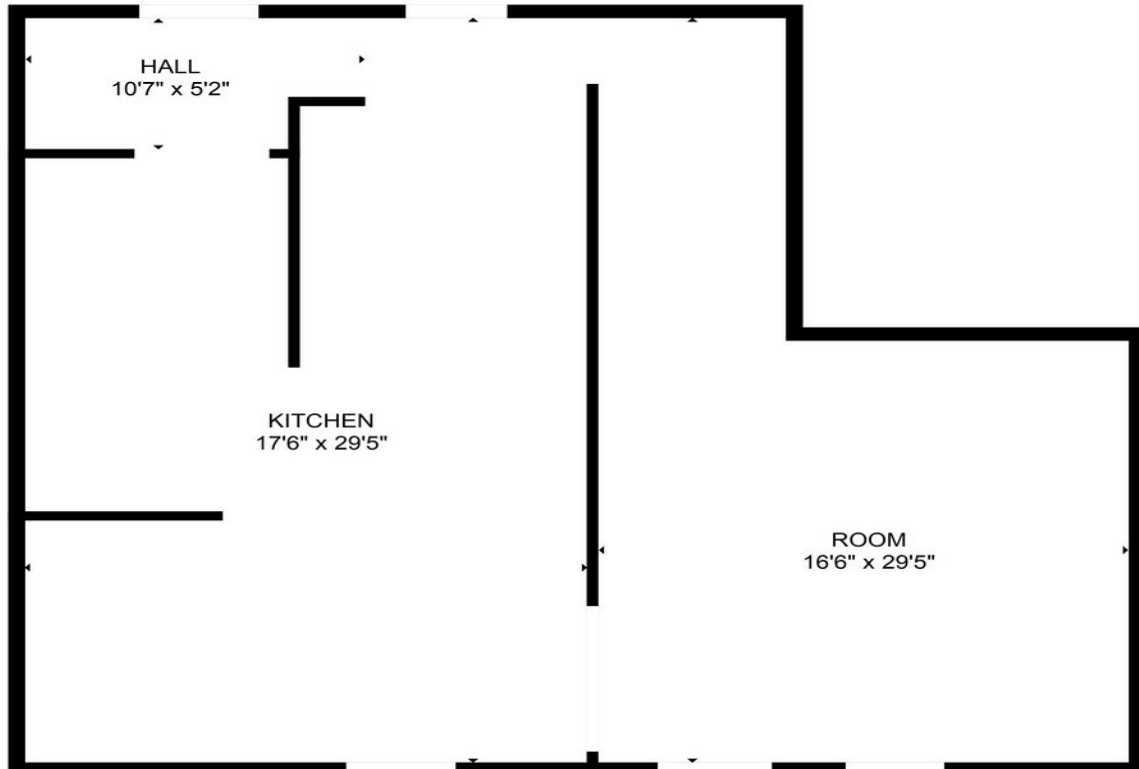


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