
4200 SF CHURCH | R3 DEVELOPMENT POTENTIAL

2408 Hickory St, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Sale Price: \$439,000

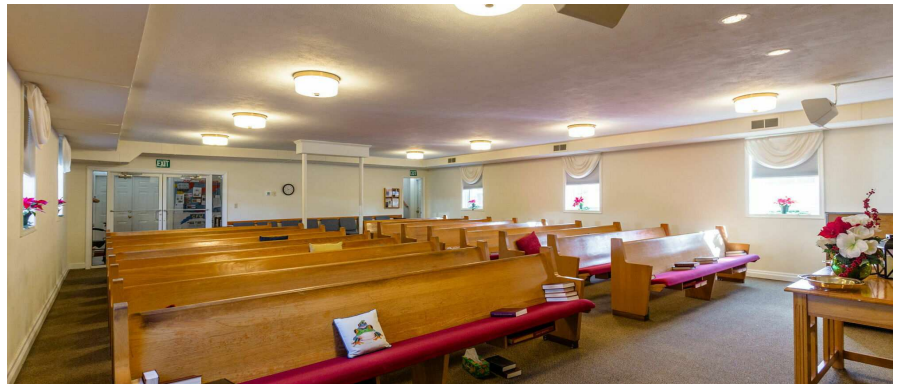
Lot Size: 0.49 Acres

Building Size: 4,274 SF

Zoning: R3

Utilities: Public Water
Public Sewer
Gas

MLS#: 659504



PROPERTY OVERVIEW

This beautiful, well-built 4,200sf brick church located in a prime R3 zoned area, is perfect for a religious community or multiple dwelling residential use. Positioned just a few blocks west of Gypsy Hill in Staunton Park, the property boasts a spacious sanctuary ideal for gatherings and community events, as well as multiple rooms including classrooms, offices, and meeting spaces. A large nursery on the main floor features soundproof doors to eliminate any unwanted noise. Additionally, there is a full kitchen on the second floor to accommodate meals and large gatherings. The property also offers ample parking for congregants and visitors. The open space outside the church allows children to run and play safely away from the road. Situated in a medium-density residential district, this property provides great visibility and accessibility.

For More Information:

JoJo Bucher

540.383.8545

jojo.bucher@cottonwood.com

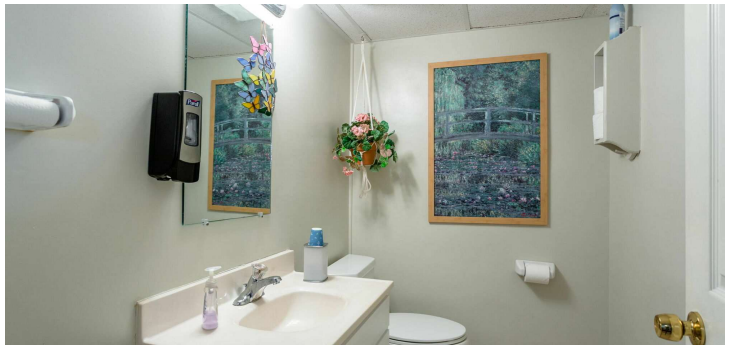
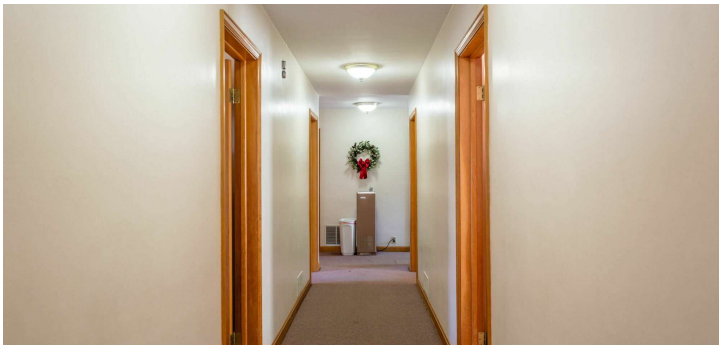
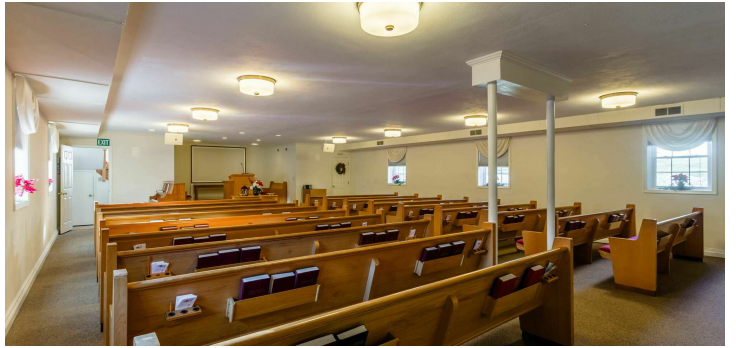
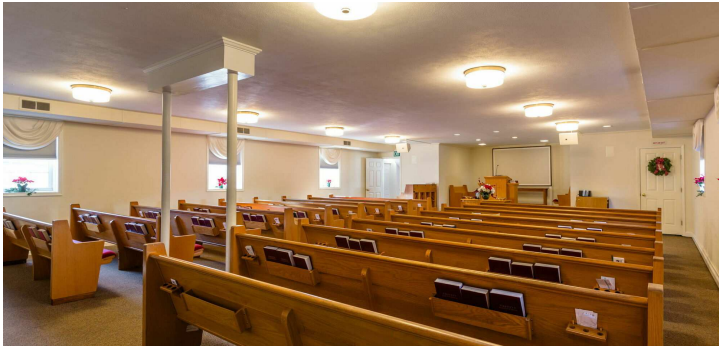
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

4200 SF CHURCH | R3 DEVELOPMENT POTENTIAL

2408 Hickory St, Staunton, VA 24401

Interior Photos



For More Information:

JoJo Bucher

540.383.8545

jojo.bucher@cottonwood.com

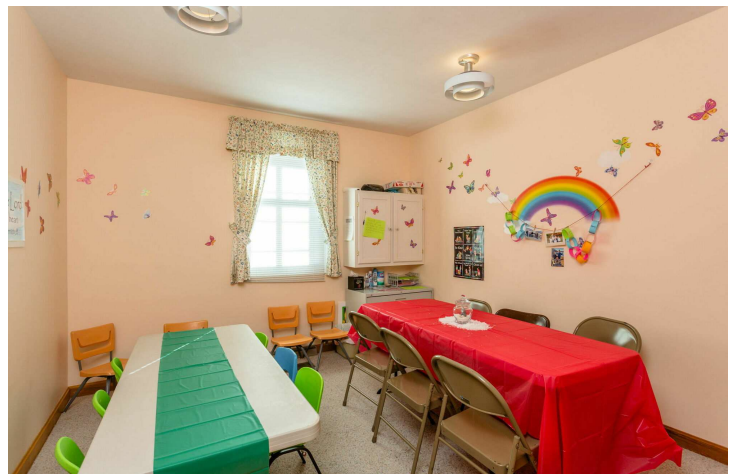
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

4200 SF CHURCH | R3 DEVELOPMENT POTENTIAL

2408 Hickory St, Staunton, VA 24401

Interior Photos



For More Information:

JoJo Bucher

540.383.8545

jojo.bucher@cottonwood.com

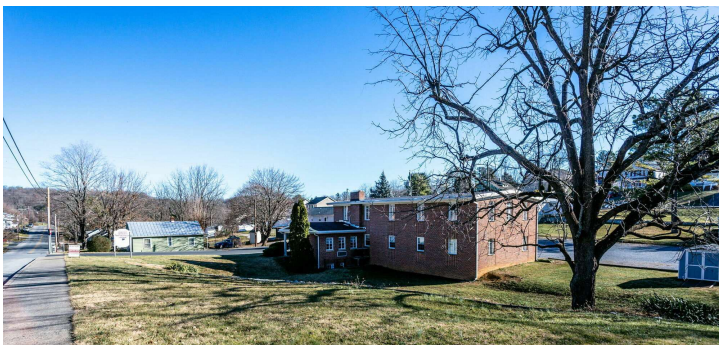
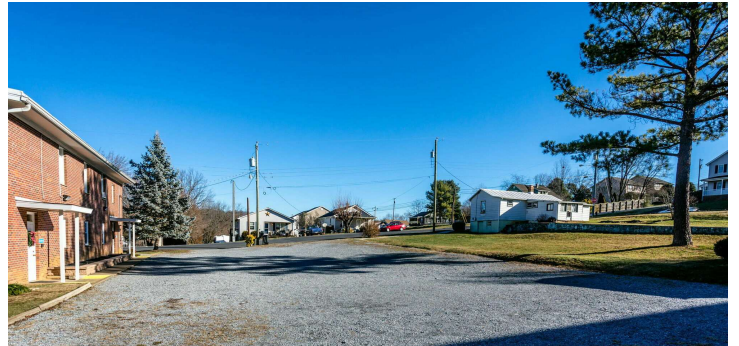
**COTTONWOOD
COMMERCIAL**
A COMMERCIAL REAL ESTATE BROKERAGE

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.

4200 SF CHURCH | R3 DEVELOPMENT POTENTIAL

2408 Hickory St, Staunton, VA 24401

Exterior Photos



For More Information:

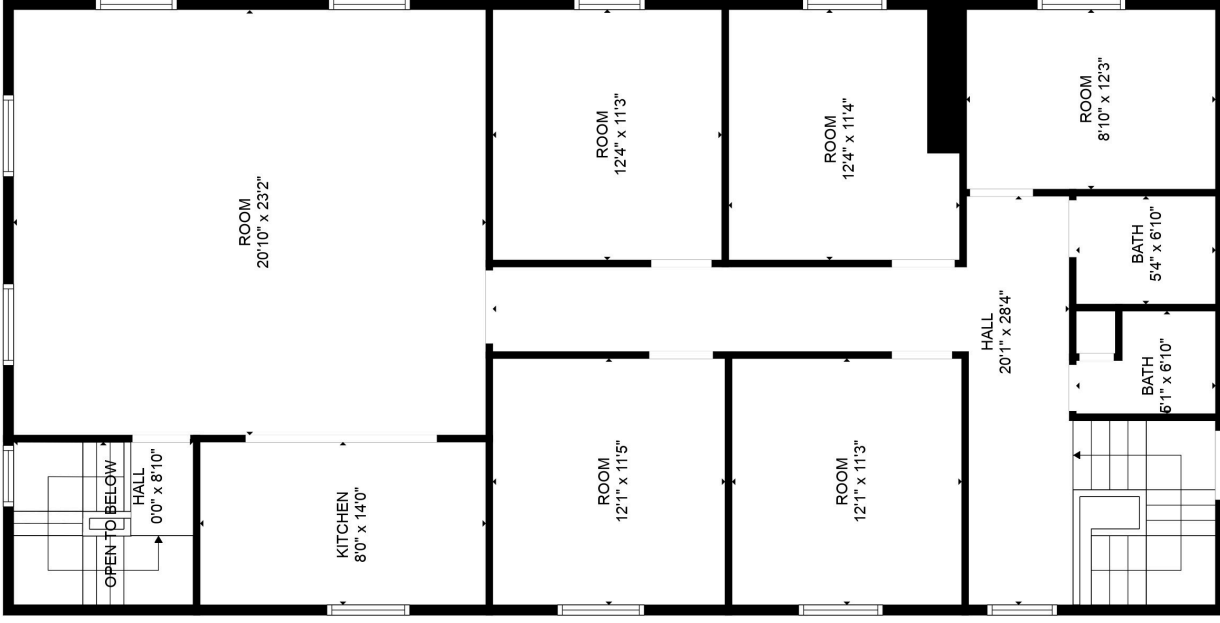
JoJo Bucher

540.383.8545

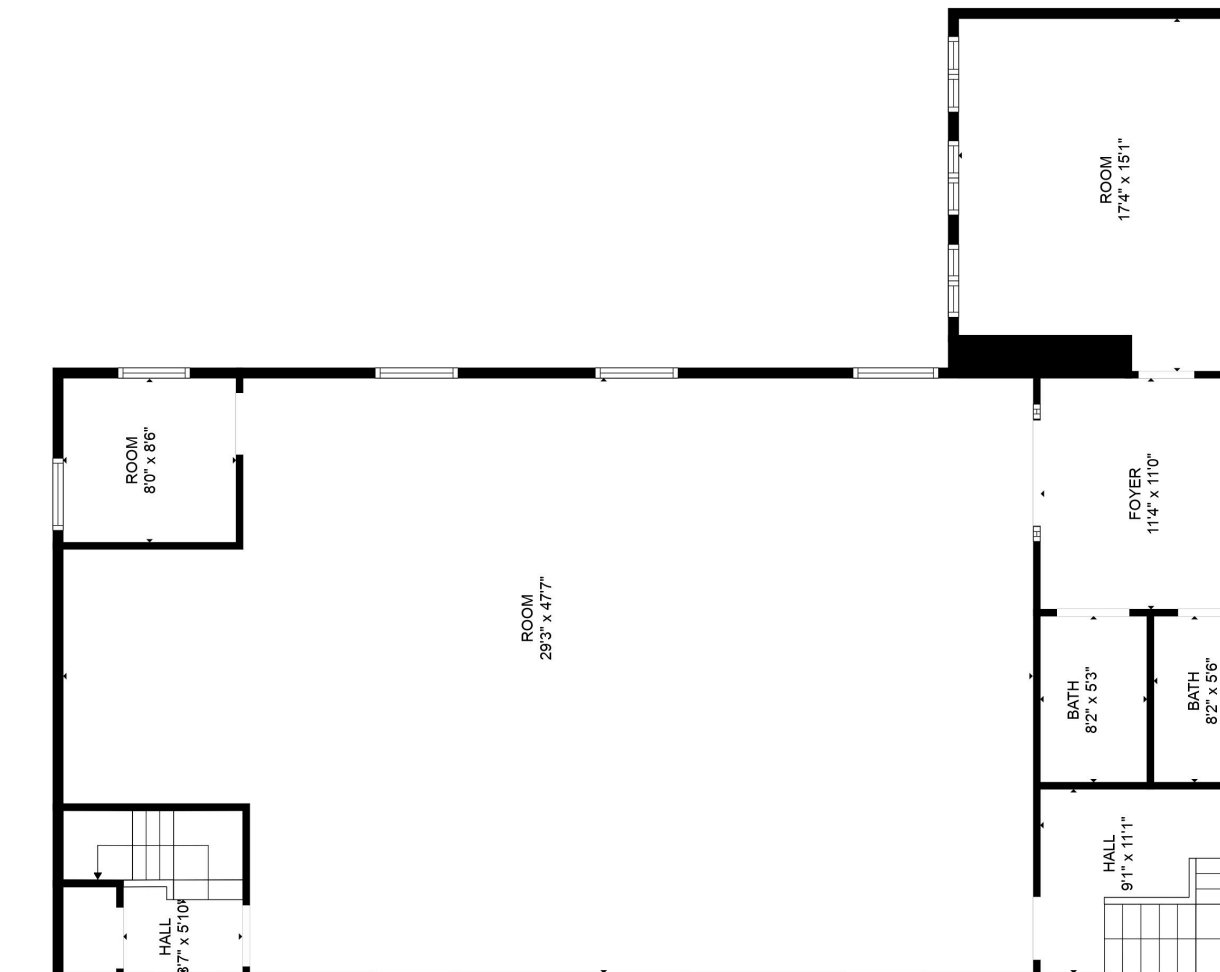
jojo.bucher@cottonwood.com

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.



FLOOR 1

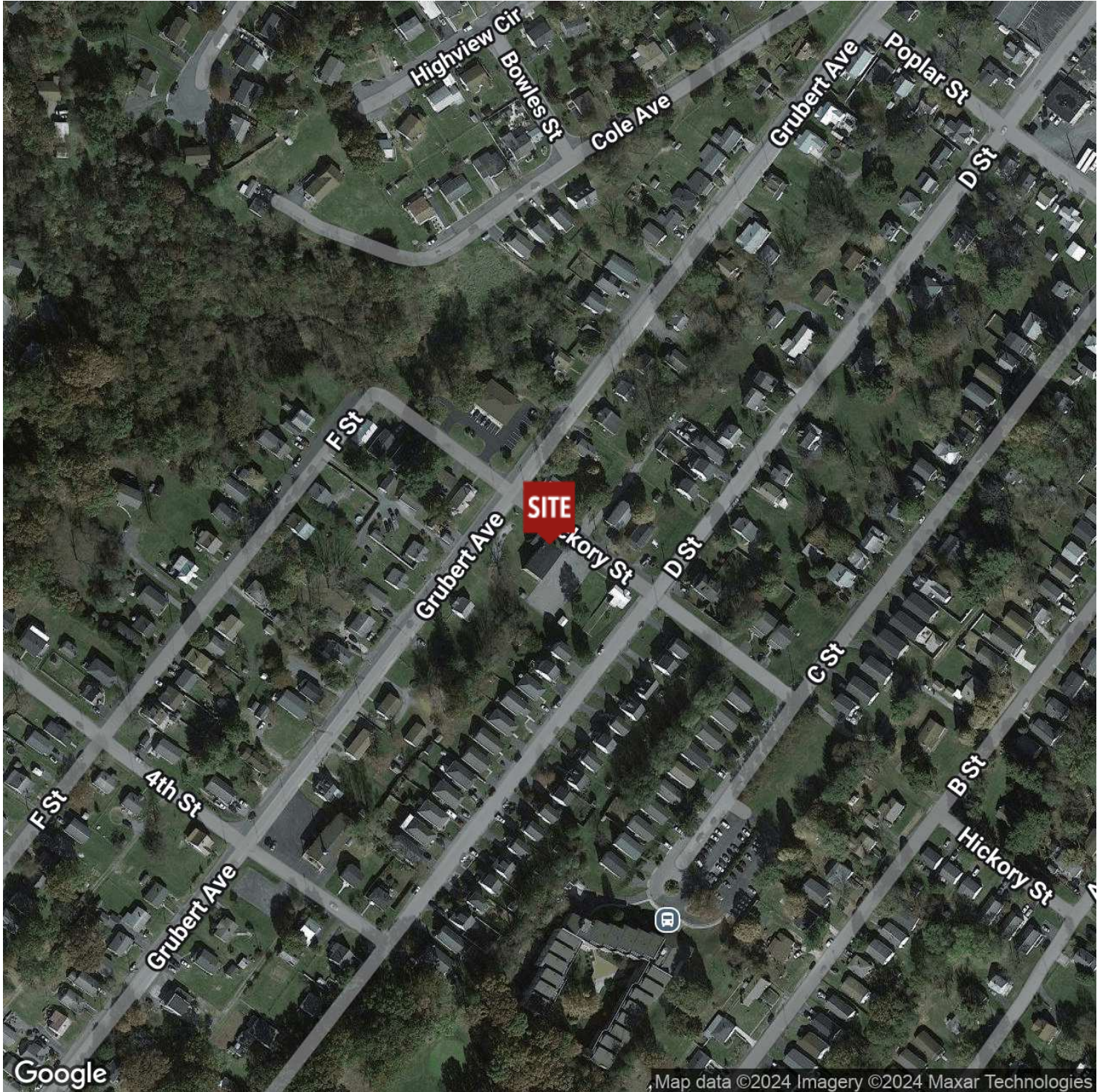


FLOOR 2

4200 SF CHURCH | R3 DEVELOPMENT POTENTIAL

2408 Hickory St, Staunton, VA 24401

Location Map



For More Information:

JoJo Bucher

540.383.8545

jojo.bucher@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.