



FULLY LEASED OLD TOWN BLDG.

49-51 E LEE ST., WARRENTON, VA 20186

OFFERED AT \$1,200,000

CRES Inc. | Commercial Real Estate Services |
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FOR MORE INFORMATION





PROPERTY DESCRIPTION

Rare opportunity to acquire a fully-leased, income-producing investment property. This 6,200± SF building is structured as two (2) condominiums, sharing only a single party wall — giving an owner the feel of a freestanding building. Both units are separately metered.

Ground Floor — 4,600± SF Salon & Spa

The main level of historic character has original wide-plank hardwood floors, exposed brick, and generous natural light. The space includes multiple wash/styling stations, four private massage/spa treatment rooms, a dedicated nail studio, a private main office, break room, in-unit washer and dryer, three restrooms, and two rear entrances for staff and service access.

Second Floor — Professional Office Suite

A private second-floor office with its own first-floor entrance and street-facing signage. Inside: three private offices, a large conference room, kitchenette, restroom, and two separate points of entry — well suited to a professional firm.

OFFERING SUMMARY

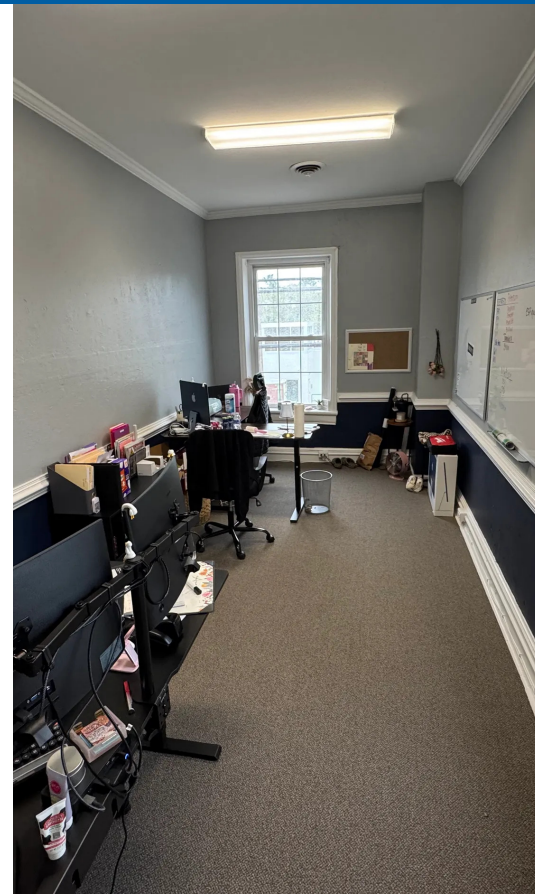
Sale Price:	\$1,200,000
Number of Units:	2
Lot Size:	1 Acres
Building Size:	6,200 SF
Cap Rate:	7.7%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,323	4,012	5,499
Total Population	5,899	10,714	14,700
Average HH Income	\$108,405	\$130,769	\$138,825

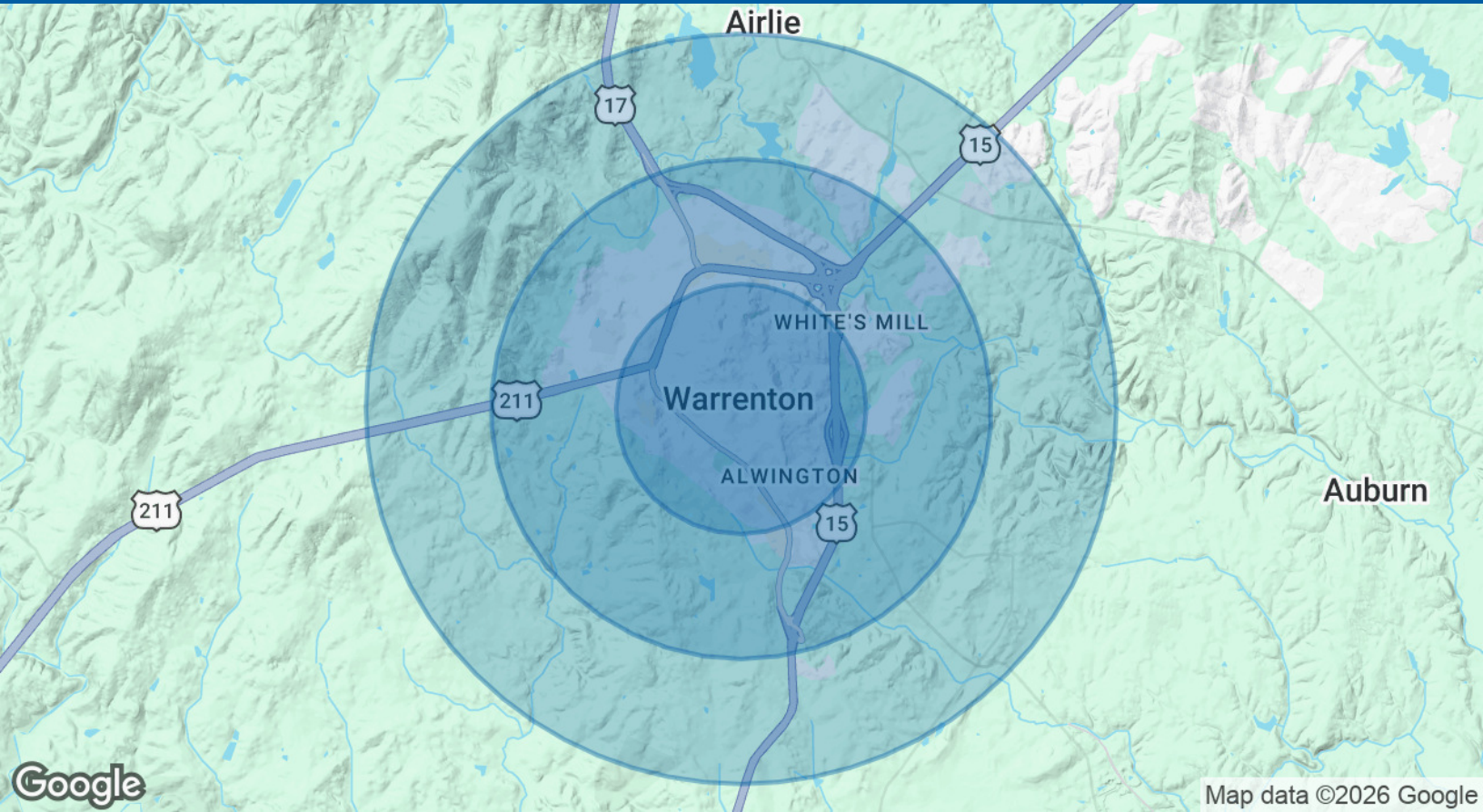
BILL CHIPMAN

President/Owner
540.347.2610
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,899	10,714	14,700
Average Age	37.5	39.0	40.3
Average Age (Male)	34.4	37.4	38.6
Average Age (Female)	37.3	39.3	40.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,323	4,012	5,499
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$108,405	\$130,769	\$138,825
Average House Value	\$468,303	\$501,764	\$517,793

2023 American Community Survey (ACS)