

EVENT VENUE FOR SALE

STOVER HALL

1381 US HWY BUSINESS 340, LURAY, VA 22835



FOR SALE

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

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EXECUTIVE SUMMARY

1381 US HWY BUSINESS 340



OFFERING SUMMARY

PRICE:	\$1,699,000
ROOMS:	9
OCCUPANCY:	299
BUILDING SF:	3616
LOT SIZE:	7.61 AC
YEAR BUILT:	1820

PROPERTY OVERVIEW

Spectacular venue with practically everything needed to plan an effective event. Operating Shenandoah Valley Wedding and Event Venue with Business included. Vintage (1820) home with facilities for wedding party, overnight stays, rehearsal dinner as well as pool house/groom's cottage with extra accommodations for groom's party. Many remnants from the property history to help with scenic backdrops for memorable wedding and event photography. Background views of both Shenandoah National Park and Massanutten Mountain.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Stover Hall
Street Address: 1381 US Hwy 340 Bus
City, State, Zip: Luray, VA 22835-5534
County: Page
Market: Washington DC
Sub-market: Virginia Area
Cross Streets: Lakewood
Signal Intersection: N/A

LOCATION OVERVIEW

Potential Airbnb or B&B options as well due to short driving trips to Luray Caverns, Shenandoah River, and Skyline Drive.

Approximately 1 Mile South of Luray, VA on Rt 340 Business.

Background views of both Shenandoah National Park and Massanutten Mountain.

In the South Fork Valley of the Shenandoah River.

PROPERTY HIGHLIGHTS

- Banquet Capacity for 299 guests
- Three Wells
- Property includes Three different parcels
- Three entrances
- Outdoor Lighting
- Separate Grooms party lodging
- 1820 Manor House provides great central location for events and out of town guests.
- Potential development opportunity with old poultry farm on the side.
- Bookings for 2024 (~\$50K in future revenue) has to be honored as term of sale.
- Going concern business - tours only by prior appointment on T-W-Th.

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PROPERTY PHOTOS

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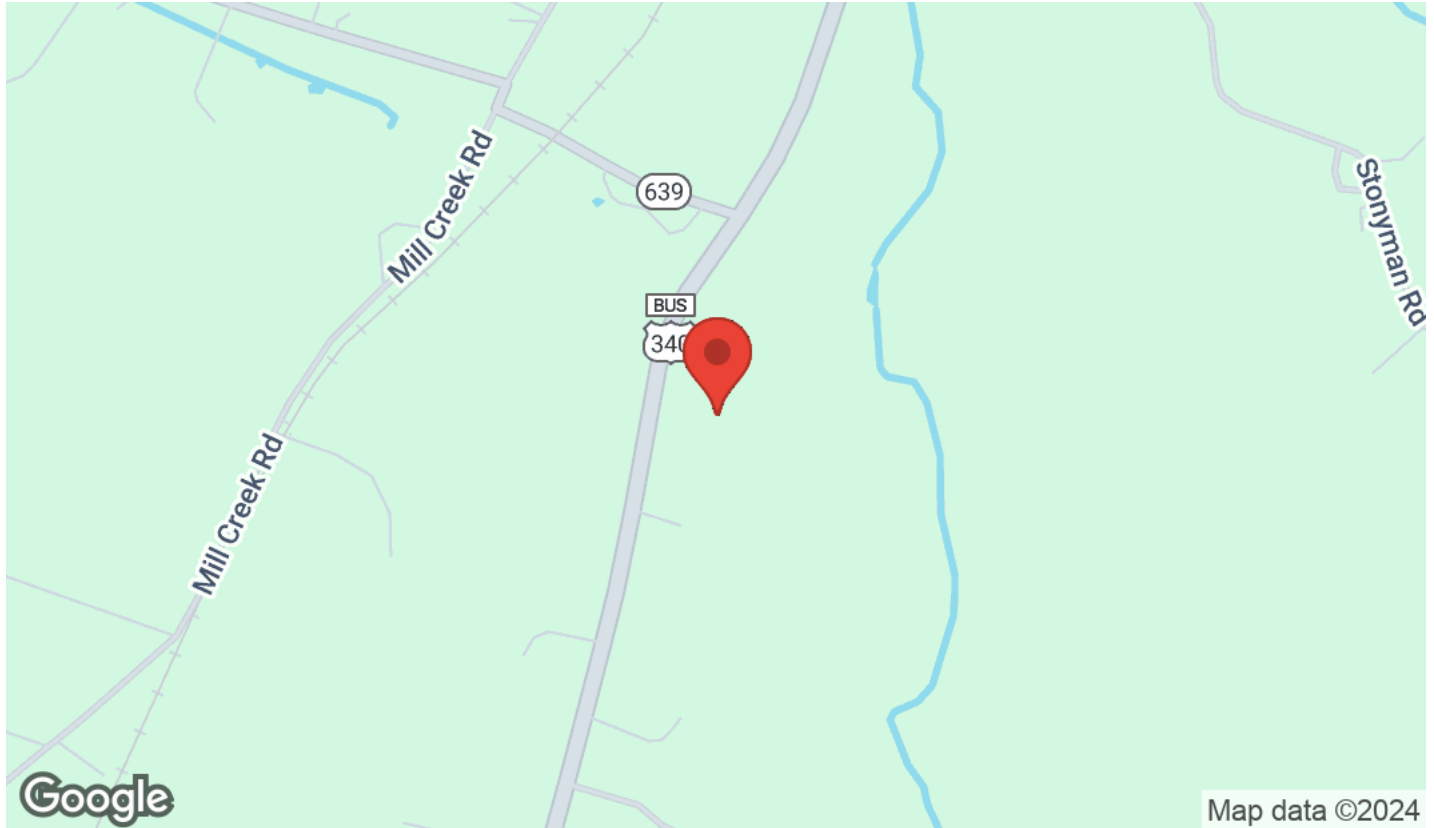
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LOCATION MAPS

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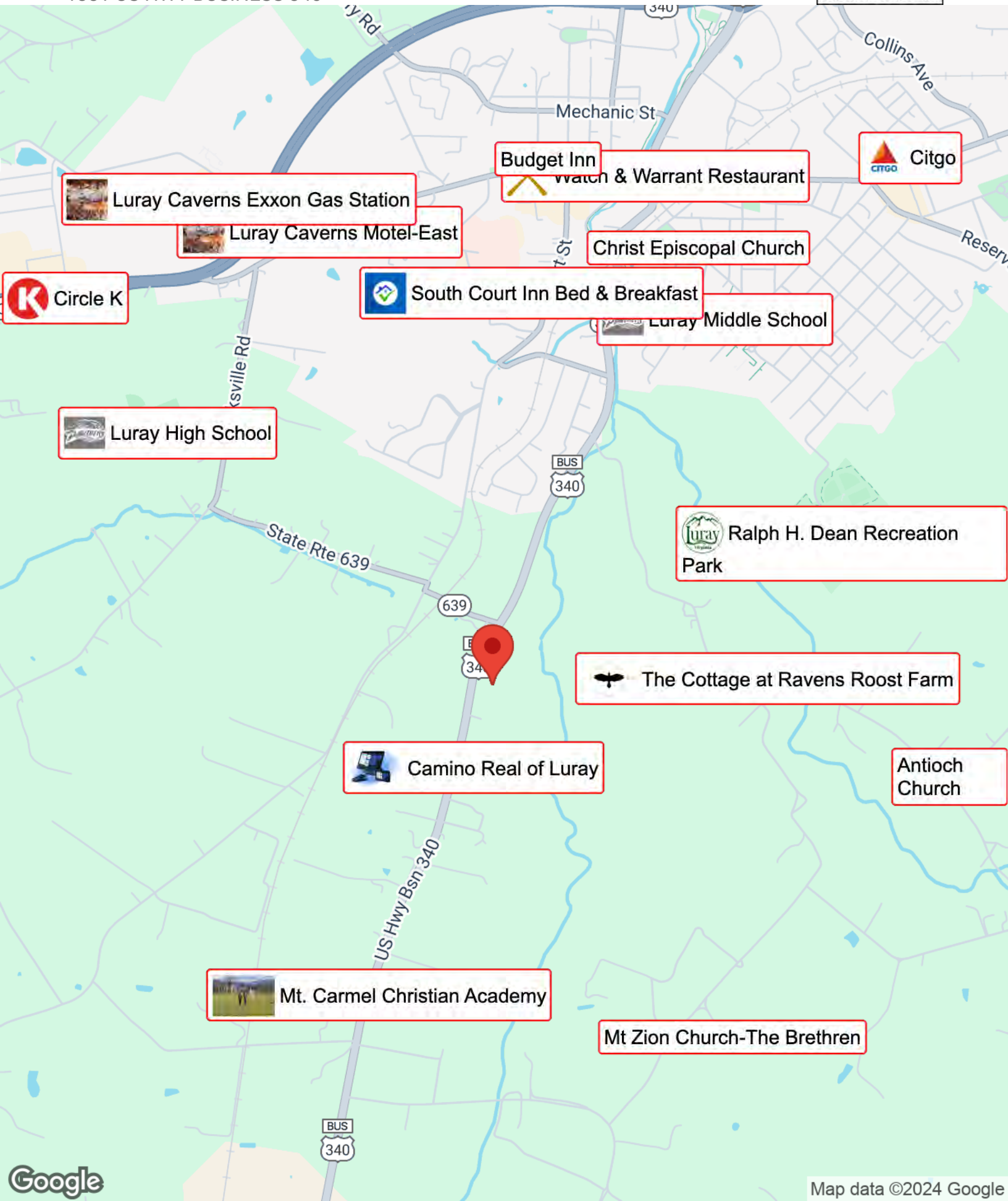
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BUSINESS MAP


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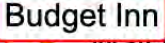



 Luray Caverns Exxon Gas Station


 Luray Caverns Motel-East

 Circle K


 Luray High School


 Budget Inn
 Watch & Warrant Restaurant

 Citgo


 Christ Episcopal Church


 South Court Inn Bed & Breakfast

 Luray Middle School


 Ralph H. Dean Recreation Park

 The Cottage at Ravens Roost Farm

 Camino Real of Luray

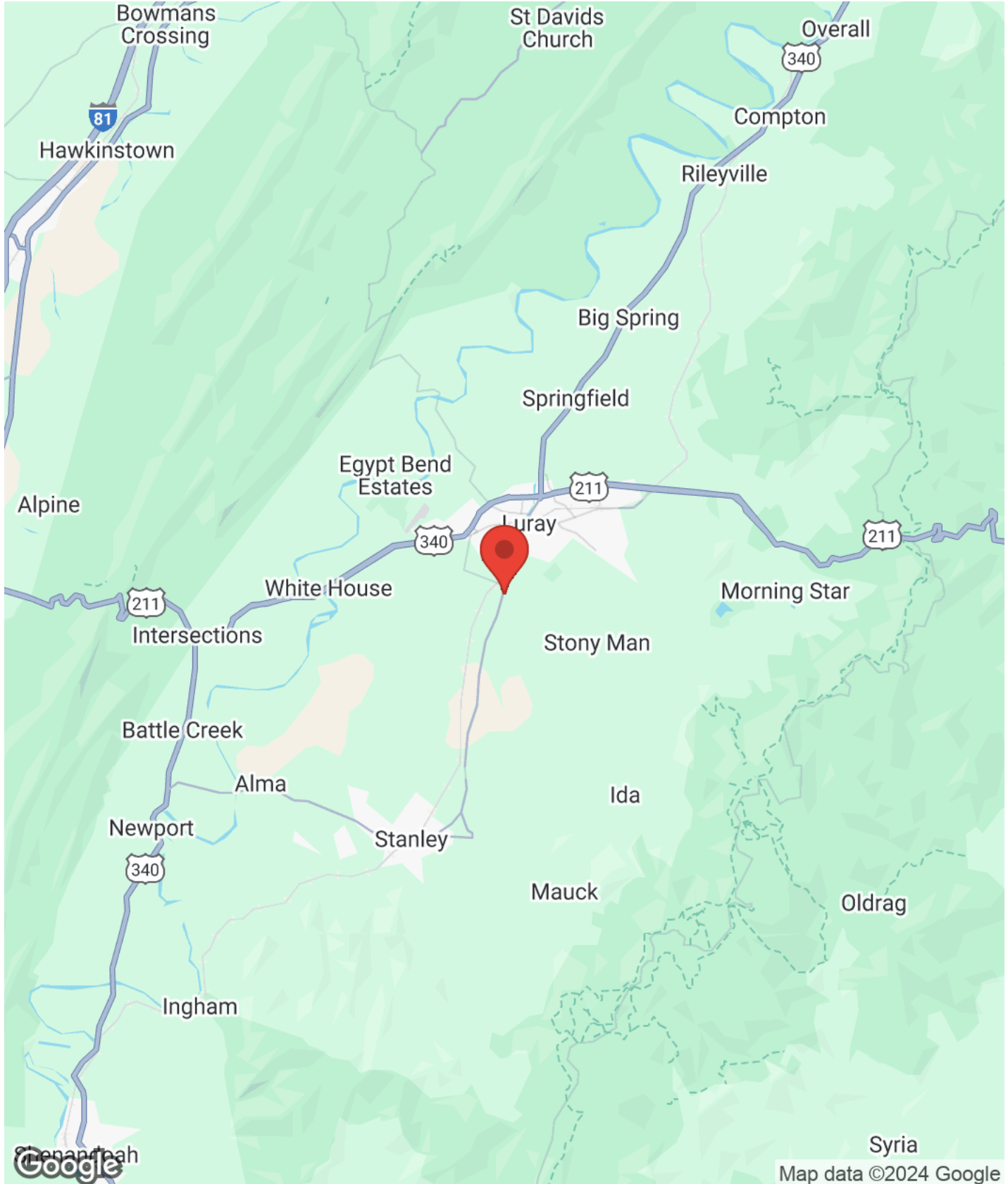
 Antioch Church

 Mt. Carmel Christian Academy

 Mt Zion Church-The Brethren

REGIONAL MAP

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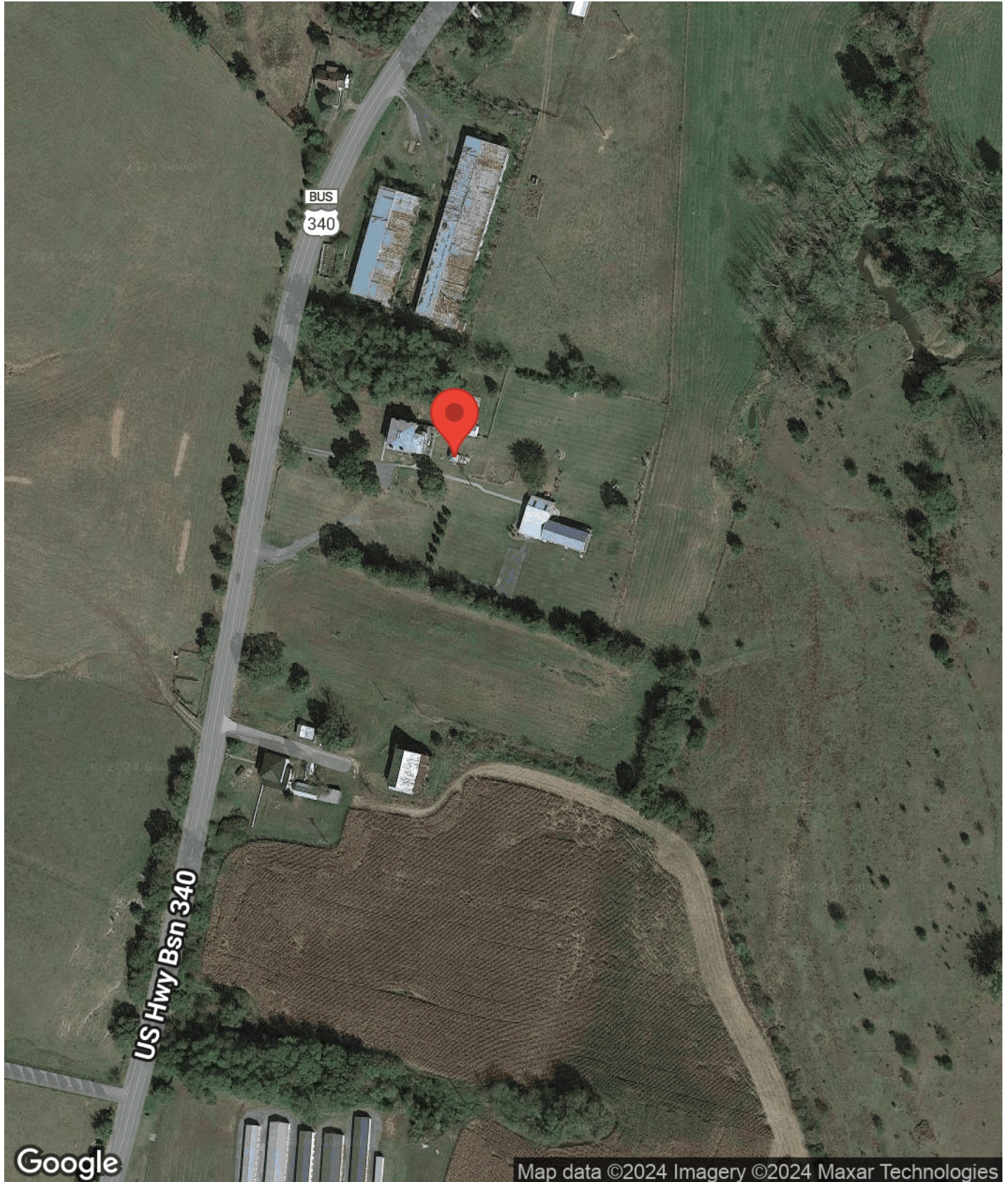


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AERIAL MAP

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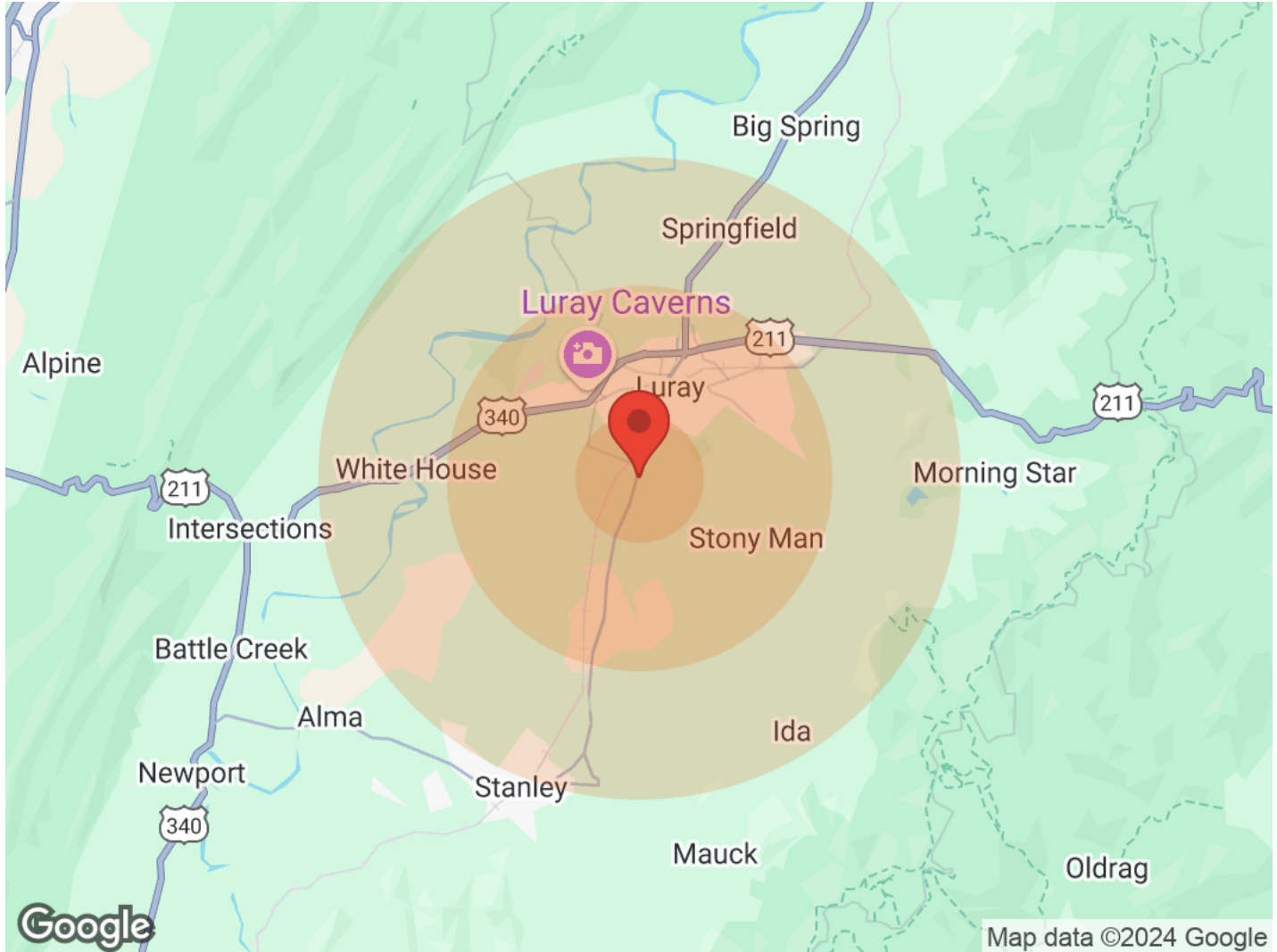
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,359	4,983
Female	N/A	3,531	5,087
Total Population	N/A	6,890	10,070

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,072	1,613
Ages 15-24	N/A	838	1,231
Ages 25-54	N/A	2,612	3,870
Ages 55-64	N/A	863	1,293
Ages 65+	N/A	1,505	2,063

Race	1 Mile	3 Miles	5 Miles
White	N/A	6,595	9,759
Black	N/A	185	188
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	79	94
Multi-Racial	N/A	218	238

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$53,194	\$53,111
< \$15,000	N/A	271	410
\$15,000-\$24,999	N/A	416	694
\$25,000-\$34,999	N/A	347	497
\$35,000-\$49,999	N/A	464	671
\$50,000-\$74,999	N/A	568	766
\$75,000-\$99,999	N/A	313	463
\$100,000-\$149,999	N/A	330	410
\$150,000-\$199,999	N/A	104	149
> \$200,000	N/A	66	84

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,462	4,962
Occupied	N/A	3,093	4,377
Owner Occupied	N/A	2,025	2,979
Renter Occupied	N/A	1,068	1,398
Vacant	N/A	369	585

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PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.