

OFFERING MEMORANDUM

12 N AUGUSTA ST. STAUNTON, VA 24401



COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE





Investment Summary

Cinema

Property type

1937

Year opened

6,881 SF

Building size

B-2 Gen. Business

Zoning

280

Seating capacity

\$949,500

Asking price

Investment Highlights



Historic Landmark

Community legacy since 1937 in the heart of vibrant Downtown Staunton, VA



Turn-Key Property

Well-maintained, fully staffed, and ready for a new owner/operator or investor



Multiple Revenue Streams

Ticket sales, concessions including beer & wine, private events and memberships

Property Layout

Theater 1

164 seats including 5 ADA seats

Theater 2

88 seats

Theater 3

28 seats

Lobby

Service counter with beer on tap, soda fountain, snack display, refrigerators, popcorn machine, and seating



Location Overview

Downtown Staunton:

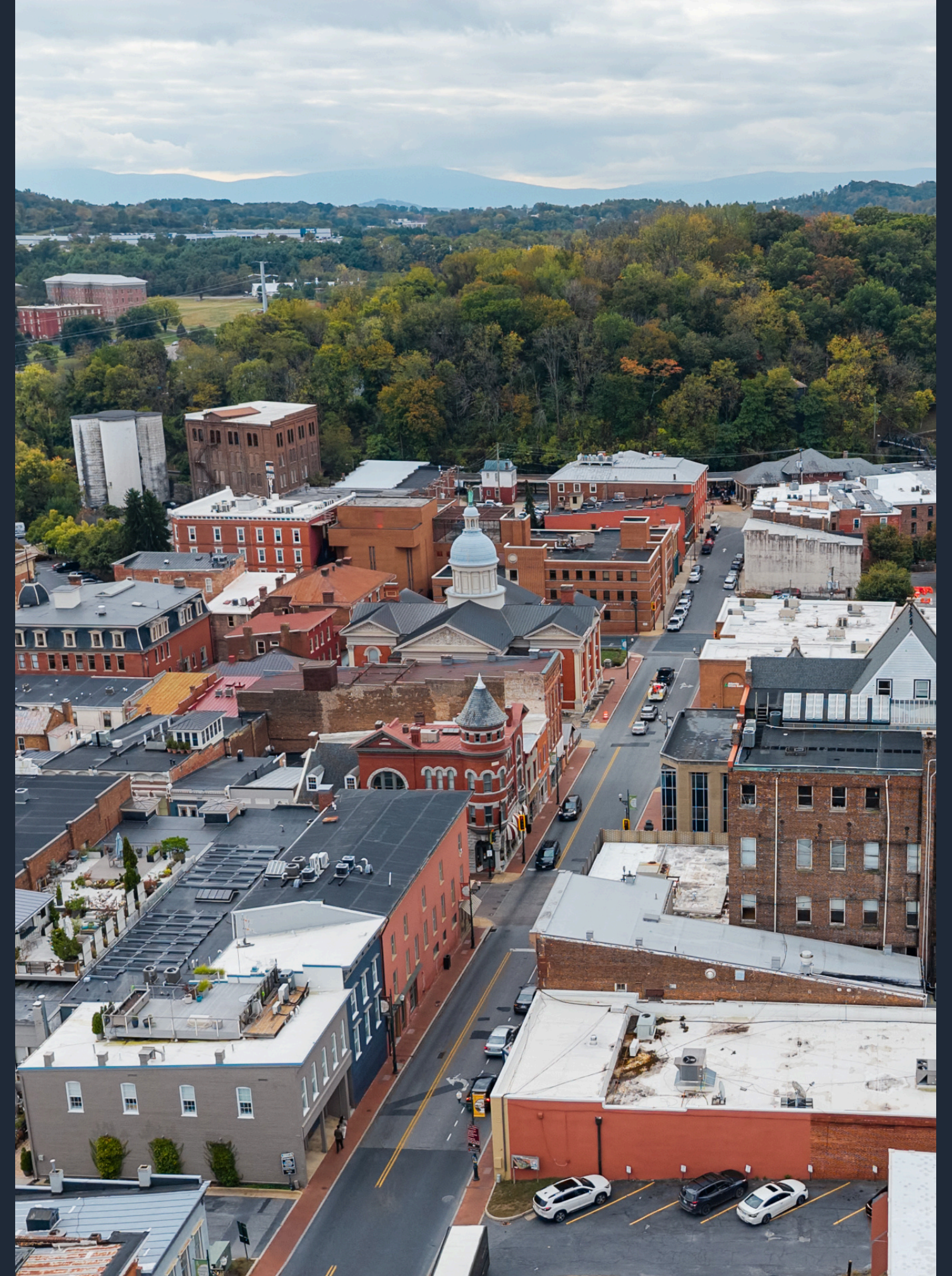
From award-winning restaurants and live theaters to boutique shopping and weekend festivals, Staunton offers the perfect mix of small-town charm and big-city energy that supports strong local businesses

Walking proximity to:

- Mary Baldwin University
- Staunton's top restaurants like Chop House, Zynodoa, and Blu Point
- Hotel 24, Blackburn Inn, and dozens of downtown Airbnbs

Easy access:

- A few blocks from Amtrak station
- Short drive to I-81 and I-64
- Street parking and 2 parking garages nearby





Financial Overview

\$530,000

2024 Gross Revenue

\$105,000

2024 Net Operating Income

2025

Anticipated to meet 2024 revenue & NOI

11%

Cap Rate

Staffing

Experienced management team and part-time staff in place and willing to stay on

Full P&Ls available with signed NDA

Value-Add Opportunities

Systems Automation

Implement virtual ticket and concession sales to reduce labor costs

Add Programming

Add unique programming to fill off-times such as live comedy and music

In-Seat Service

Take orders via a QR code for snacks and drinks to be served to customers mid-movie

Vertical Expansion

B-2 Zoning allows for apartments above



Visulite Cinemas: A Unique Opportunity!





Contact

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