

MARSHALL

REAL ESTATE



COMMERICAL BUILDING FOR SALE \$899,000 8372 West Main Street Marshall, VA 20115

This property offers a rare opportunity to acquire the largest historic building in Marshall, VA. For almost 100 years, the property served as a financial center on Main Street.

Currently zoned C-1, there is potential for many other uses such as low-intensity retail sales, business offices, restaurants meeting halls, day care and similar, theaters, post offices, civic centers, libraries, government, and personal services.

The original brick building was constructed in 1919 for the Marshall National Bank & Trust Co. Modern expansion occurred in the 1970s to add additional office space.

There are five steel and concrete bank vaults, drive-through with canopy, and a freestanding ATM outbuilding. ATM will remain operational while the property is on the market.

SPECIFICATIONS:

MLS# FQ8226853

Tax ID 6969-58-7821-000

Property Type: Office –Bank

Owner of Record: Marshall National Bank & Trust Co.

Land Area: 0.75 acres; 32,683 SF

Gross Building Area: 12,556 SF

Rentable Area: 10,556 SF

Basement: 2,000 SF

Percent Leased: NA (formerly 100% owner occupied) 1919/1970s

Zoning Designation: C-1, Commercial – Neighborhood

Primary Street Frontage: W. Main St. – 85 feet

Secondary Street Frontage: Frost St. – 295 feet

Number of Parking Spaces: 45

Number of Stories: 3 plus basement

Utilities: Public Water & Sewer, Electric, High Speed Internet

Elevators: One passenger elevator in the rear

Rest Rooms: Men's and women's restrooms on first floor; 1 single-toilet restroom on second and third floor.

HVAC: 5 package HVAC units, roof mounted; 2 supplemental radiant heaters.

Listing Agent must accompany during showings.

Variable rate commission.

Additional restrictions for selling to another financial institution.

Anne Michael Greene, Principal Broker
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