



MINTBROOK MANOR

6342 MINTBROOK LN, BEALETON, VA 22712

OFFERED AT \$750,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





bright MLS

PROPERTY DESCRIPTION

6342 Mintbrook Lane is a commercial opportunity in Bealeton, VA. This property offers 2700 square feet of space, including a spacious 4-car garage and 3 detached sheds. Previously used for major home occupation business which can include but is not limited to: bed and breakfast, auto repair garage, pet grooming, recreation uses, small contracting business, gunsmithing with accessory firearms sales, and more. Strategically located next to US-17S and minutes from US-28, it boasts high visibility and accessibility.

PROPERTY HIGHLIGHTS

- 6.6 Acres
- Previously Used For Major Home Occupation
- 3 Large Detached Sheds
- 4 Car Garage
- Adjacent To US-17S

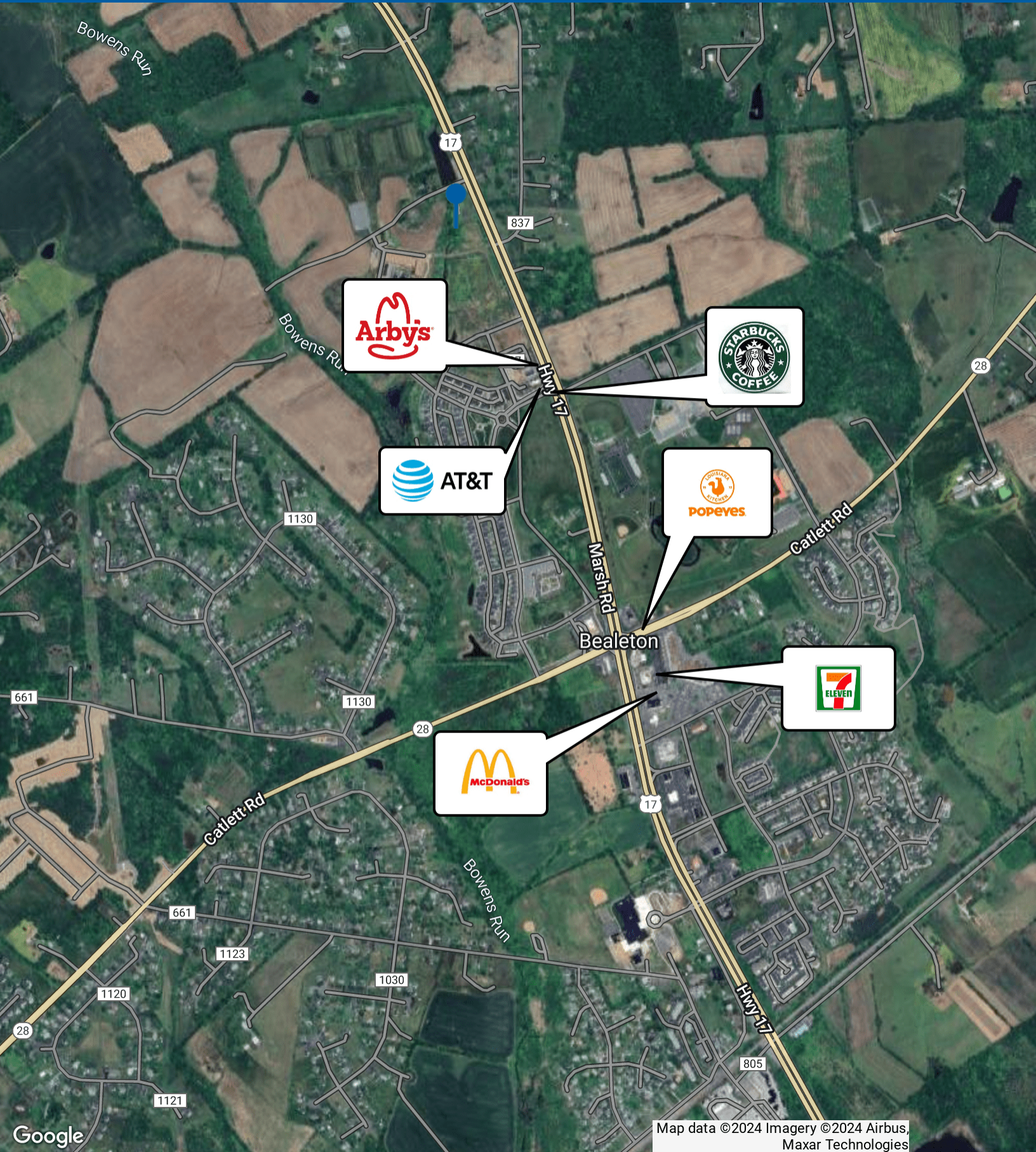
OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	6.61 Acres
Building Size:	2,704 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	151	676
Total Population	128	446	2,005
Average HH Income	\$116,707	\$115,919	\$117,450

CHRIS BERNARD **BILL CHIPMAN**
 Senior Associate President/Owner
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 chris@cresinc.us bill@cresinc.us

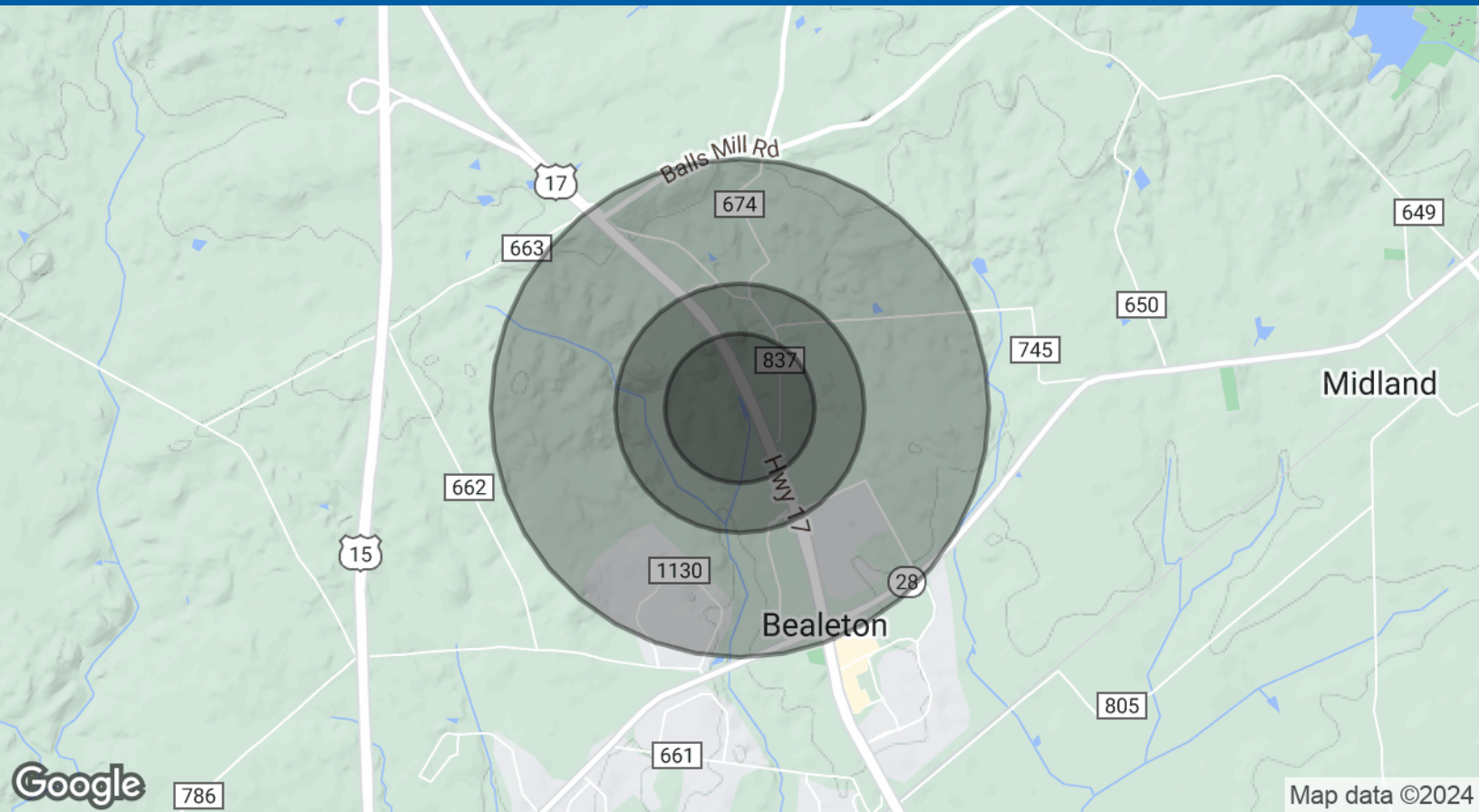




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Senior Associate President/Owner
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	128	446	2,005
Average Age	38	38	37
Average Age (Male)	36	36	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	151	676
# of Persons per HH	3	3	3
Average HH Income	\$116,707	\$115,919	\$117,450
Average House Value	\$419,113	\$416,279	\$422,058

Demographics data derived from AlphaMap