

FOR SALE

Winchester Mixed Use Investment Property

139 SOUTH LOUDOUN STREET
WINCHESTER, VA 22601



CO-LISTED BY:

RICH VAALER

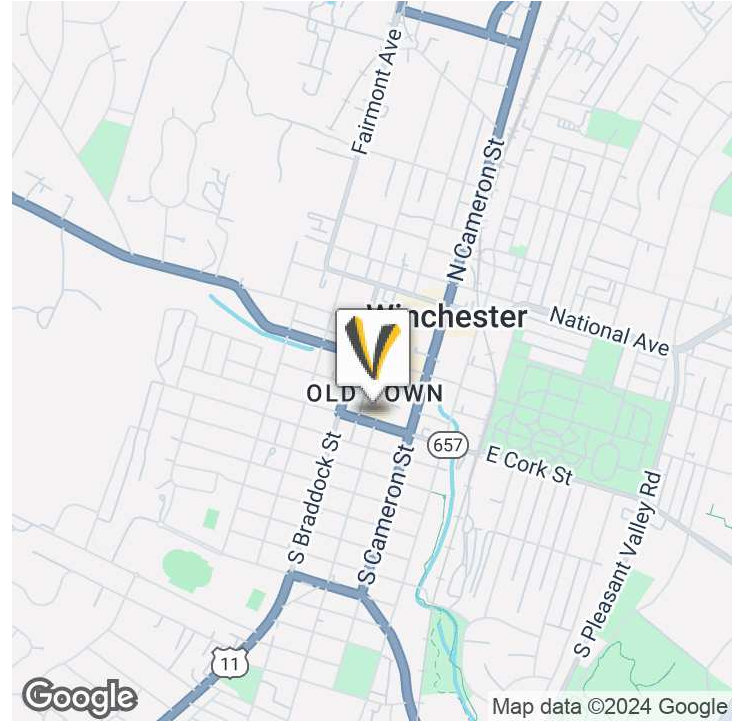
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,645,000
Building Size:	4,947 SF
Lot Size:	0.04 Acres
Number of Units:	6
Price / SF:	\$332.52
Cap Rate:	6.66%
NOI:	\$109,500
Year Built:	1827
Zoning:	B1
Market:	DC Va Burbs
Submarket:	Winchester

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the DC Va Burbs market! This historic and meticulously maintained property offers a 4,947 SF building featuring five fully occupied apartment units + one ground level retail store. Built in 1827, this charming low-rise/garden-style property is zoned B1 and exudes timeless character while offering modern conveniences. With 100% occupancy, investors will appreciate the immediate and consistent cash flow. Each unit embodies a blend of historic charm and contemporary comfort, making it a compelling choice for those seeking to capitalize on the thriving multifamily segment. Don't miss the chance to own a piece of history while enjoying the benefits of a fully leased property in this sought-after corner location anchoring the Winchester walking mall.

PROPERTY HIGHLIGHTS

- - 4,947 SF historic building
- - Five fully occupied apartment units
- - One ground level retail store (coffee shop)
- - Built in 1827, exuding timeless character
- - Zoned B1 for versatile use
- - Prime location in the DC Va Burbs area



OFFICE LOCATION

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Leesburg, VA 20176

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ADDITIONAL PHOTOS



OFFICE LOCATION

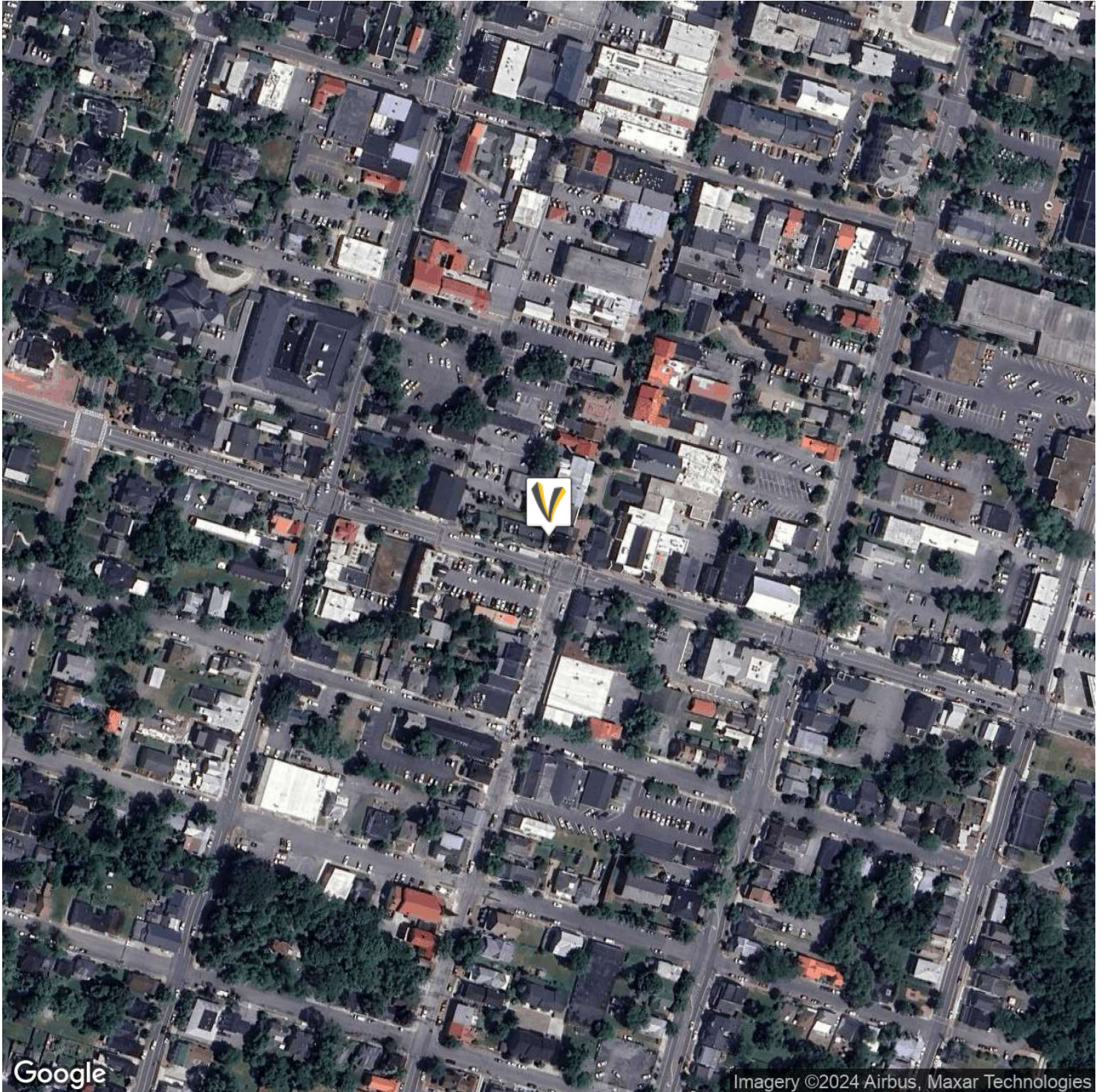
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AERIAL MAP



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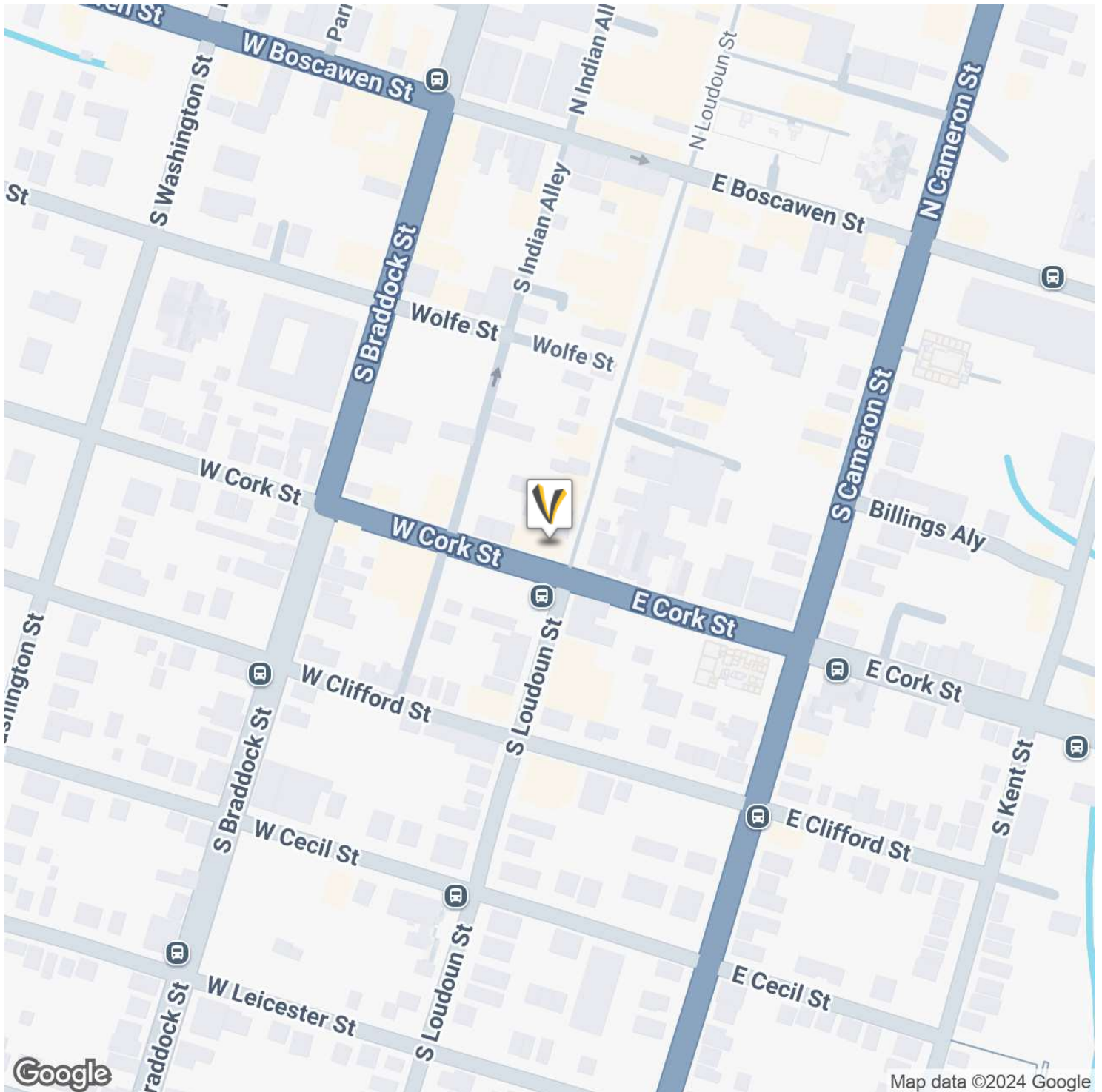
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LOCATION MAP



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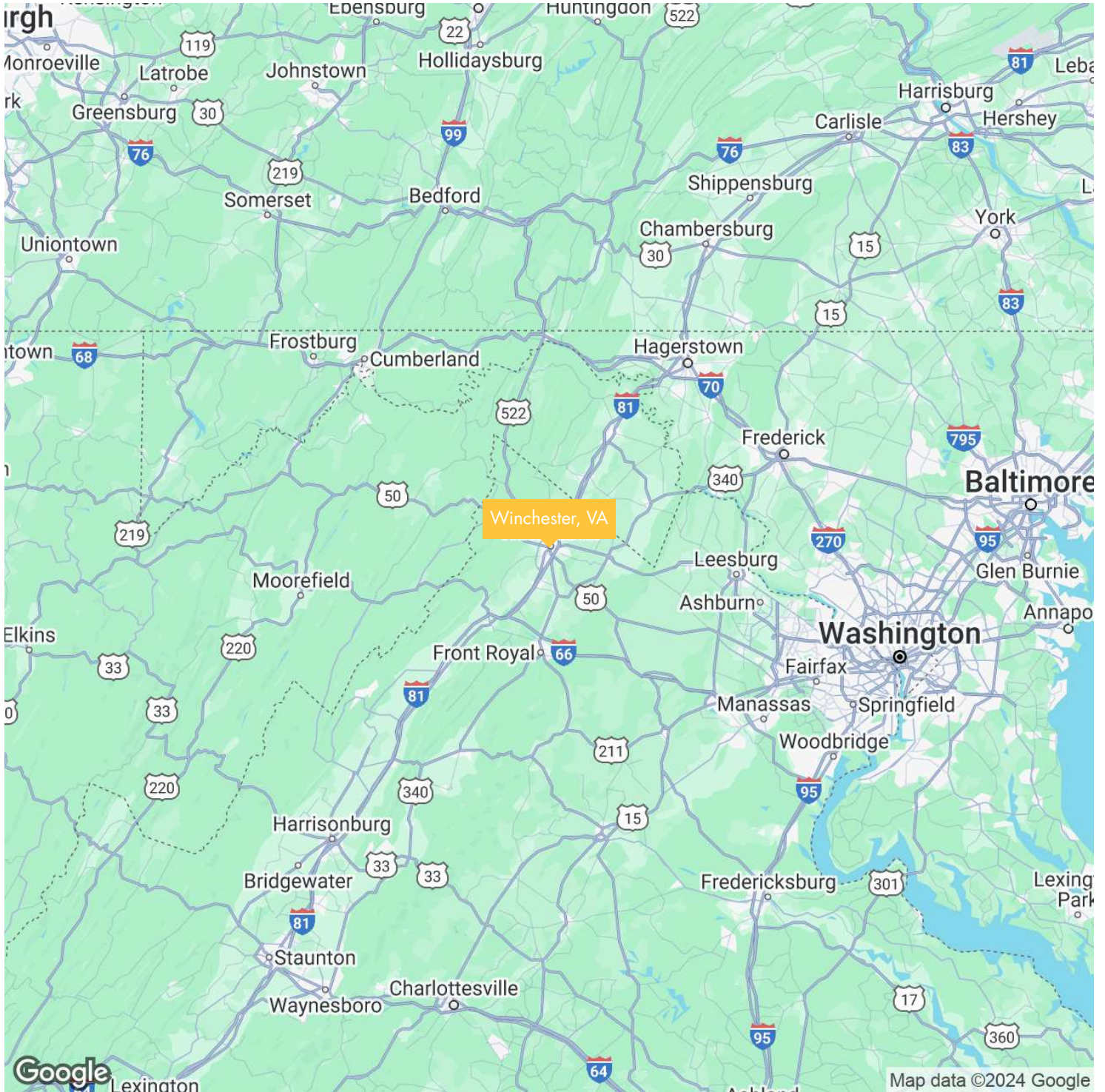
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REGIONAL MAP



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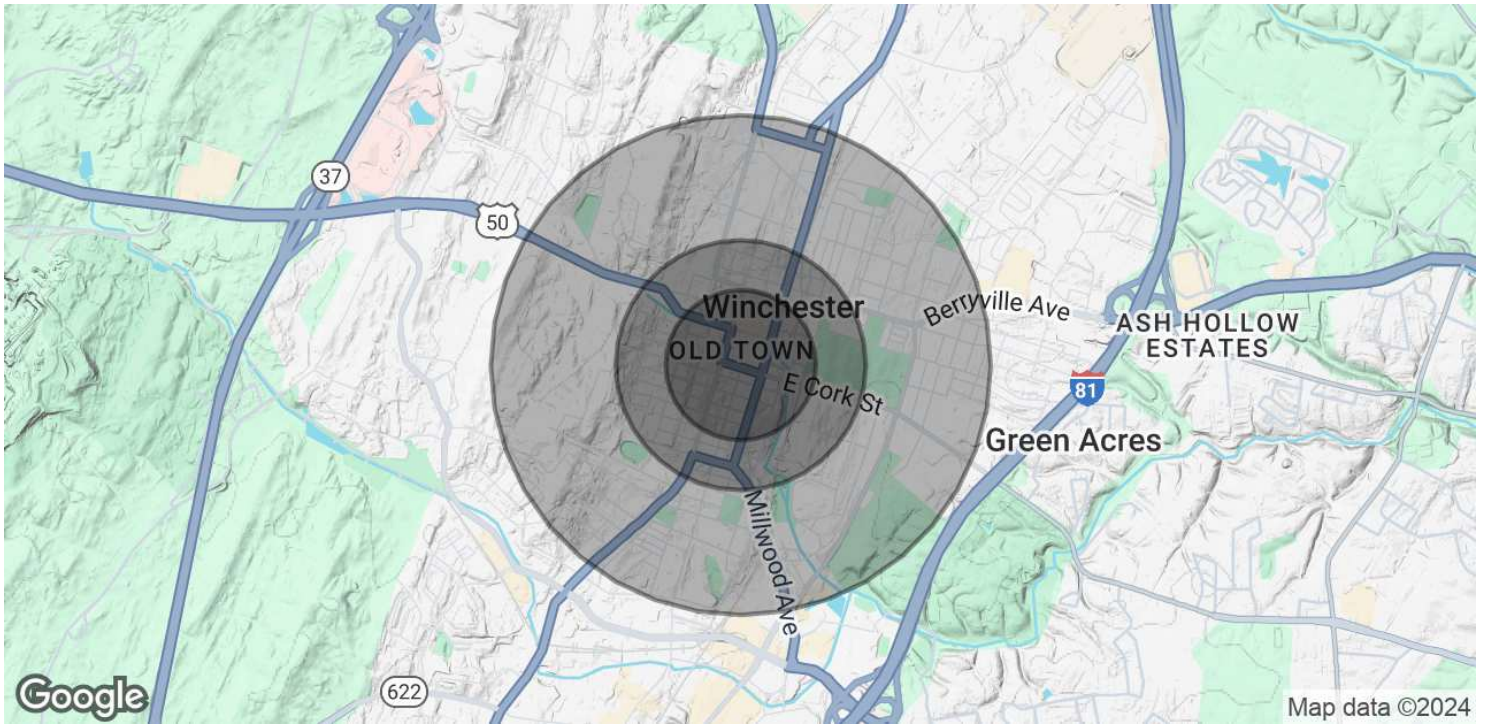
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,567	4,541	12,692
Average Age	41	40	39
Average Age (Male)	41	39	38
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	2,073	5,175
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$91,156	\$99,356	\$95,033
Average House Value	\$449,739	\$416,991	\$364,336

Demographics data derived from AlphaMap



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