

2054 NEENAH AVENUE
MONTROSS, VIRGINIA 22520



Private or Charter School | Day Care Center | Professional or Medical Offices
Vocation or Training Center | Recreational Center | Church Fellowship Hall
Non-Profit Organization | Event Venue | Sports or Training Facility | Youth Center
Community Gathering Space | Professional Service Center | Conference Venue



2054 NEENAH AVENUE, MONTROSS, VA

Exceptional opportunity to acquire a fully operational educational facility in the heart of Westmoreland County.

OFFERED IN 3 PARCELS:

School Campus Parcel

Academic building, playground, athletic fields & well parcel
5.39± acres
10,044 SF
\$500,000

Gymnasium Parcel

Gym facility with commercial kitchen & assembly space
1.51± acres
12,000 SF
\$295,000

Combined Campus Offering

School + Gym Facilities
6.90± acres
\$795,000

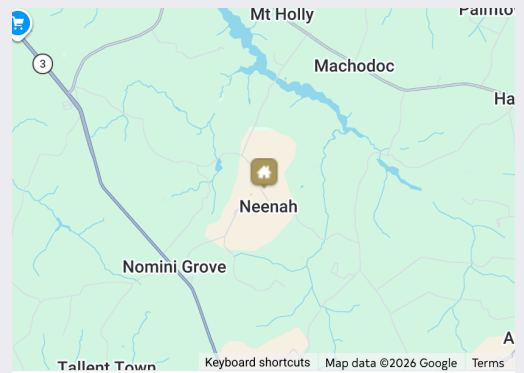


Phillip Baxter

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SCHOOL CAMPUS PARCEL \$500,000

The flexible layout supports continued educational use or conversion to professional office, medical, counseling, or administrative space. The campus environment offers functionality, privacy, and future expansion potential, making this property ideal for schools, churches, nonprofit organizations, or professional service users seeking a turnkey facility in Virginia's Northern Neck.

- Situated on 5.39± acres
- 10,044 SF institutional building includes classrooms, nursery space, multipurpose learning areas
- Athletic fields
- Playground facilities
- Ample on-site parking
- NEW split-system HVAC units throughout
- Updated flooring and paint
- Blackout blinds in all classrooms
- NEW comprehensive secured-entry system with interior and exterior surveillance cameras.

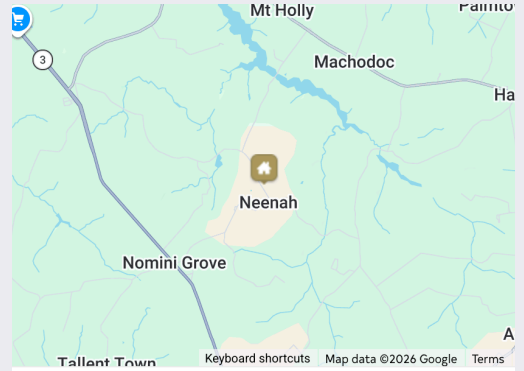


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GYMNASIUM PARCEL \$295,000

Extensively renovated and highly adaptable, this standalone gymnasium and assembly facility offers outstanding flexibility for recreational, institutional, or event-driven use. The space also includes an EyeClick interactive projection system, providing immersive educational, gaming, or activity-based programming projected onto floor or wall surfaces. Ideal uses include recreation center, church fellowship hall, event venue, training facility, youth center, or community gathering space. In 2025 this facility hosted local bingo for 8 months and grossed 85k in additional annual revenue. Bingo equipment conveys.

- Situated on 1.51± acres
- 12,000 SF
- Full basketball court
- Secured entry
- Renovated locker rooms with showers, updated restrooms, new CVT flooring
- Fresh interior paint,
- New industrial fans
- Three functioning air conditioning systems
- Brand-new metal roof provides long-term durability.
- Upstairs office/storage space
- Fully updated commercial kitchen featuring quartz countertops and industrial-grade appliances suitable for large gatherings or food service and concession operations



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