

## Exceptional Commercial Property

508 N. Commerce Avenue / Front Royal, VA 22630



Exceptional commercial property located on the corner of North Commerce Avenue and East 5th Street in downtown Front Royal. This ±3,143 SF single-story building sits on 0.5165 acres and is zoned C1, offering flexibility for office, retail, or mixed-use applications. The site benefits from high visibility and accessibility, with a traffic count of 15,246 vehicles per day, and is just three blocks from the Warren County Government Center and the U.S. Post Office. The building features seven private offices, a conference room, two restrooms (including one handicap accessible), an entry vestibule, and a small lobby area. A 375 SF drive-through banking suite is currently leased to First Bank through September 2027, with extension options through 2030, providing stable rental income. Utilities include public water and sewer, electric, and oil heat.

Shared monument signage is available. With only 12% of the building currently leased, the property presents a strong opportunity for owner-users or investors seeking additional leasing potential. **Showings by appointment only**

Offered at \$825,000

### Demographic Summary

	10 mile radius	20 mile radius
Population	36,349	122,921
Projected 5 year growth	0.45	0.64
Median Income	\$81,415	\$81,701
Median Age	41.5	40.9

For more information please contact:  
**OakCrest Commercial Real Estate**

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126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example

only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

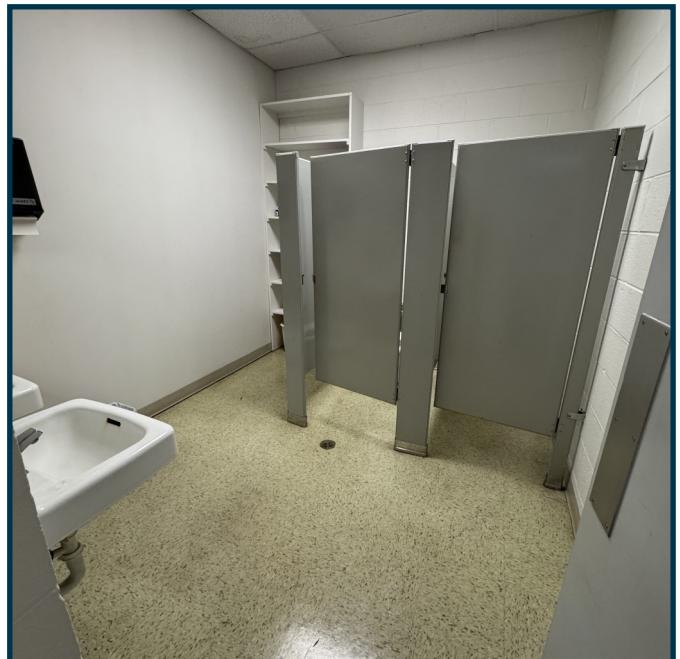
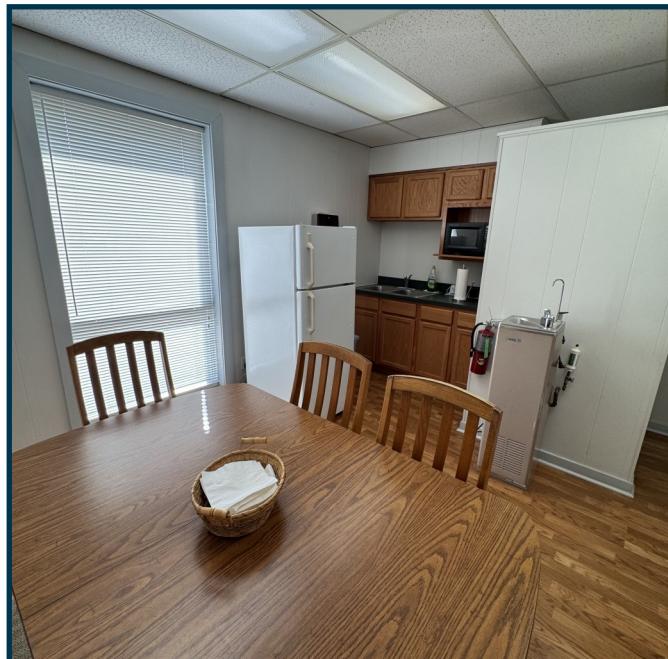
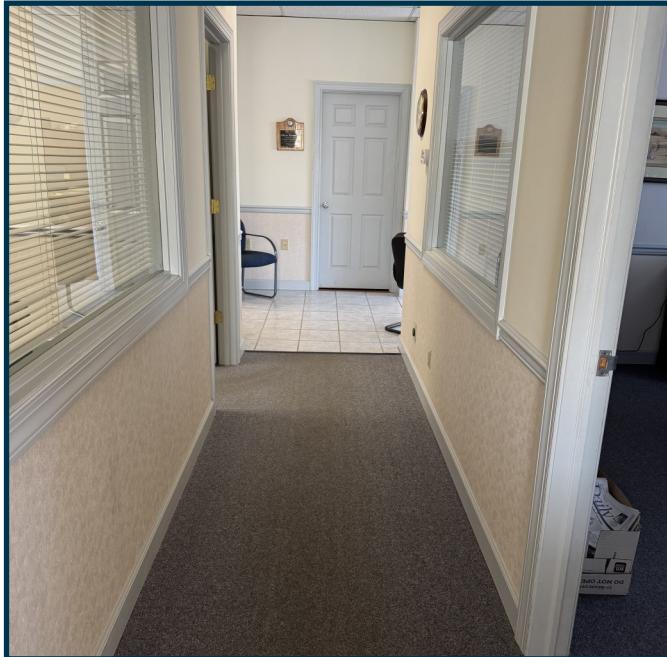
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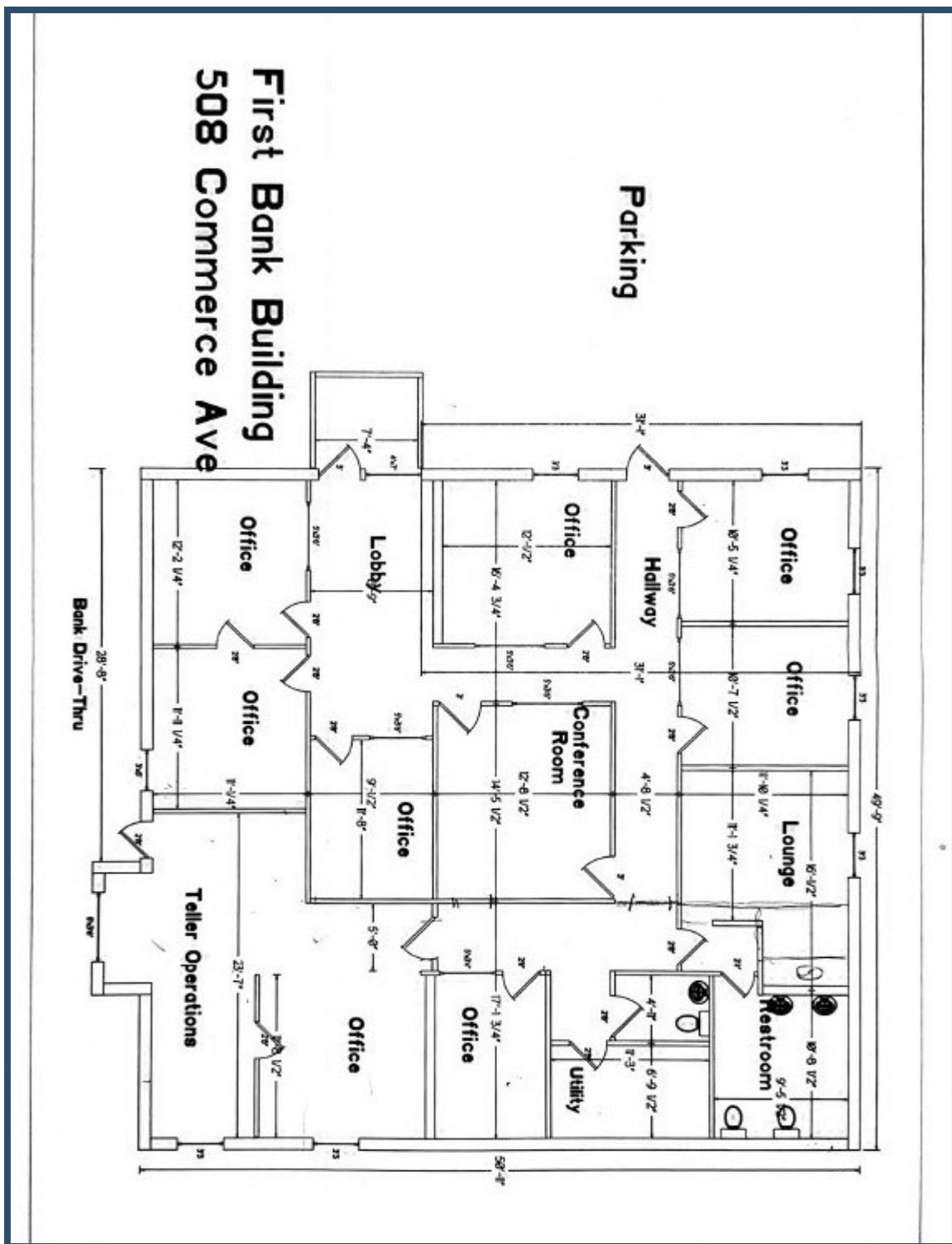
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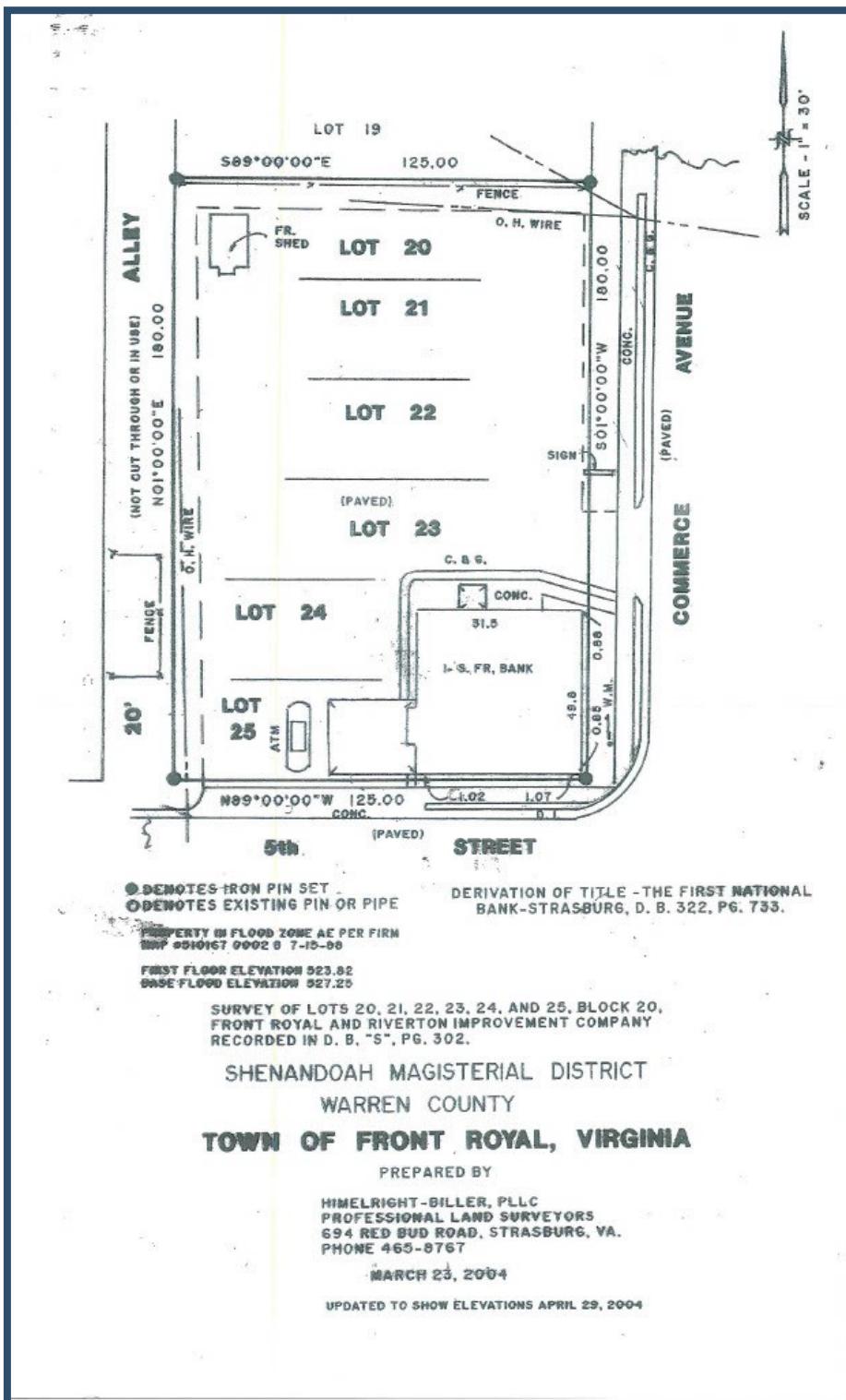
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