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**FOR SALE**

# **FREESTANDING COMMERCIAL BUILDING**

101 W MARSHALL ST REMINGTON, VA 22734



**SALE PRICE**      **\$690,000**

## **OFFERING SUMMARY**

Year Built:            1962  
Building Size:        3,304 SF  
Lot Size:                0.36 Acres  
Zoning:                 C-2  
Parcel ID:              6887-08-8669-000

## **PROPERTY OVERVIEW**

This 3,304 SF commercial building on 0.36 acres features a versatile layout ideal for office or retail operations. The large open porch enhances usability for customer interaction or display space, while the standalone structure offers strong visibility and convenient access within town limits.

## **LOCATION OVERVIEW**

Centrally located in Remington, the property sits within a walkable area surrounded by local shops and services. It provides convenient access to Rt. 28 and U.S. 29, offering direct connections to Bealeton, Warrenton, and Culpeper. The location combines small-town charm with practical access to regional commercial corridors, appealing to a variety of business users.

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### **PRESENTED BY:**

**CHUCK RECTOR**

*PRINCIPAL*

703.330.1224

[chuck@weber-rector.com](mailto:chuck@weber-rector.com)

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)



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## ADDITIONAL PHOTOS



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**WEBER  
RECTOR**

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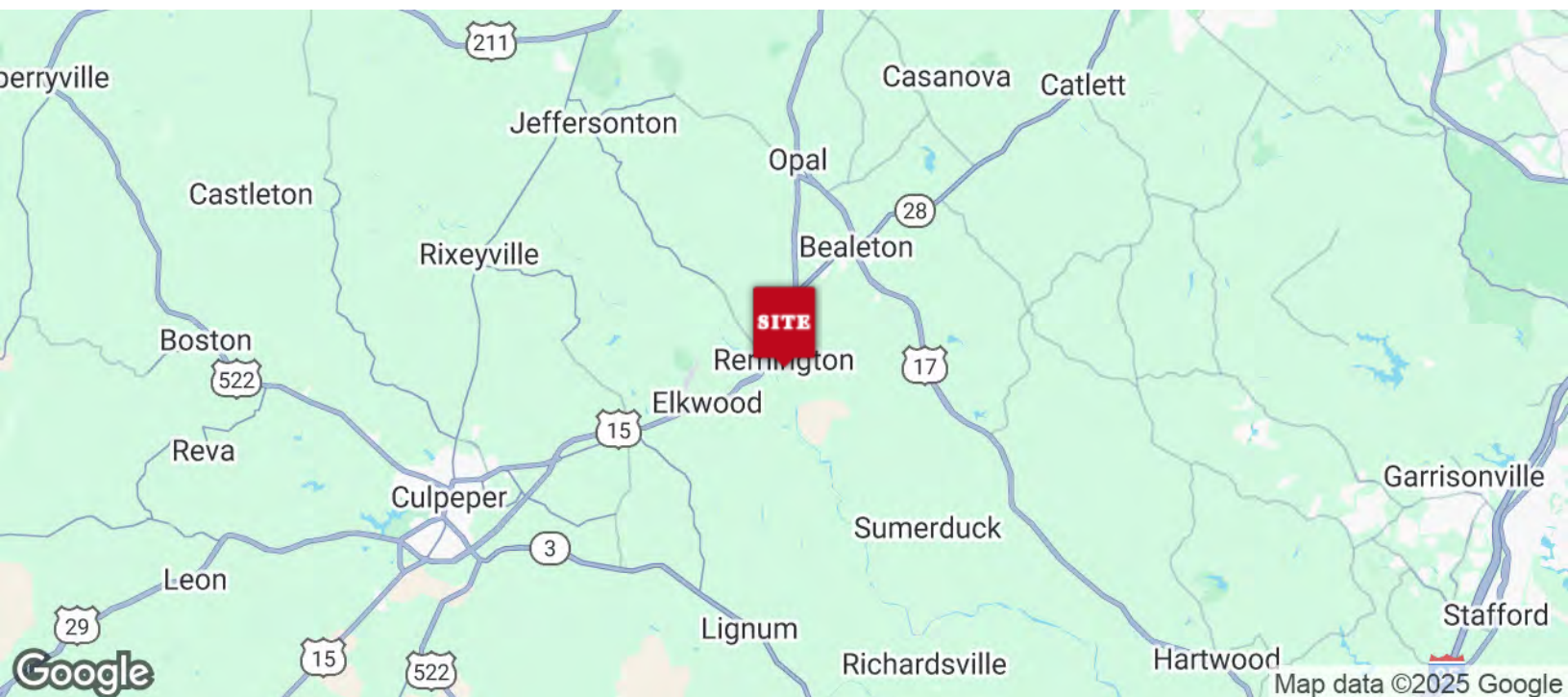
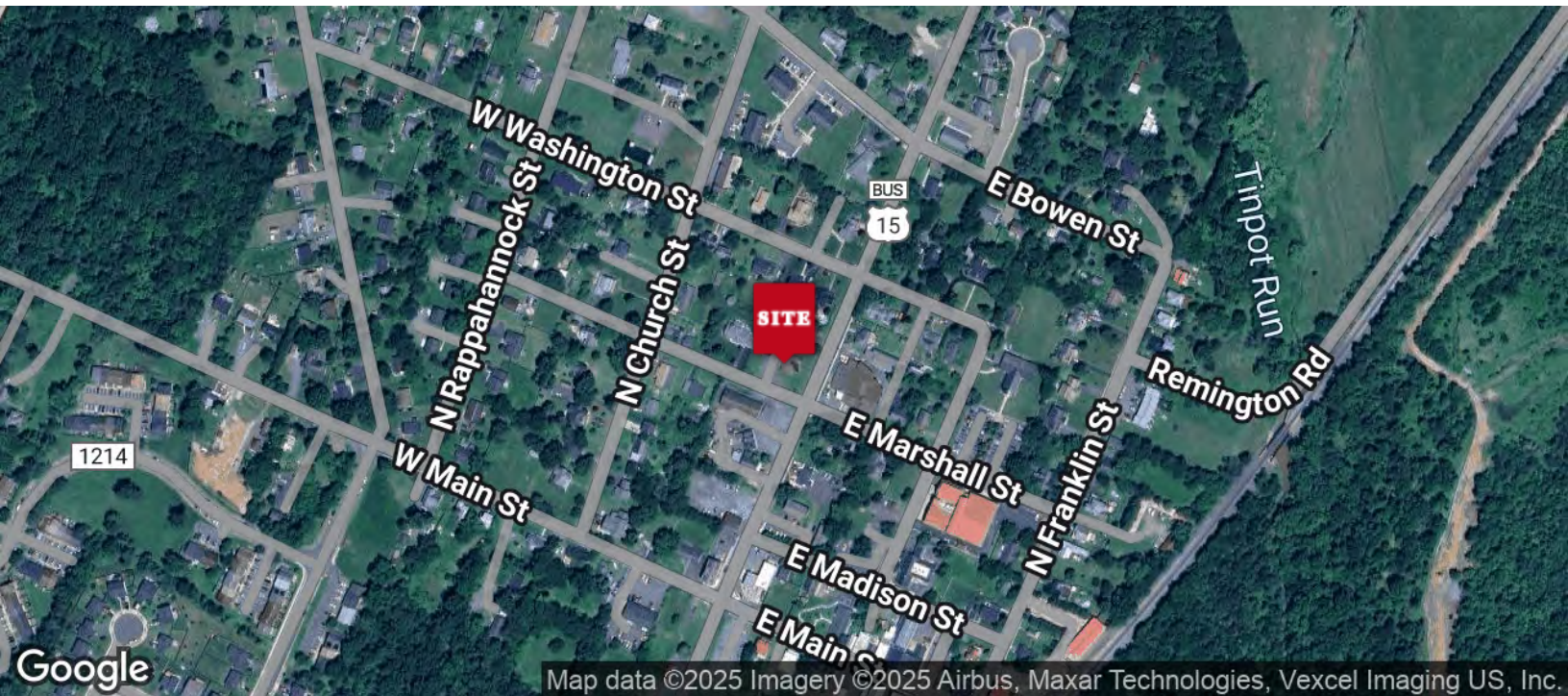


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## LOCATION MAP



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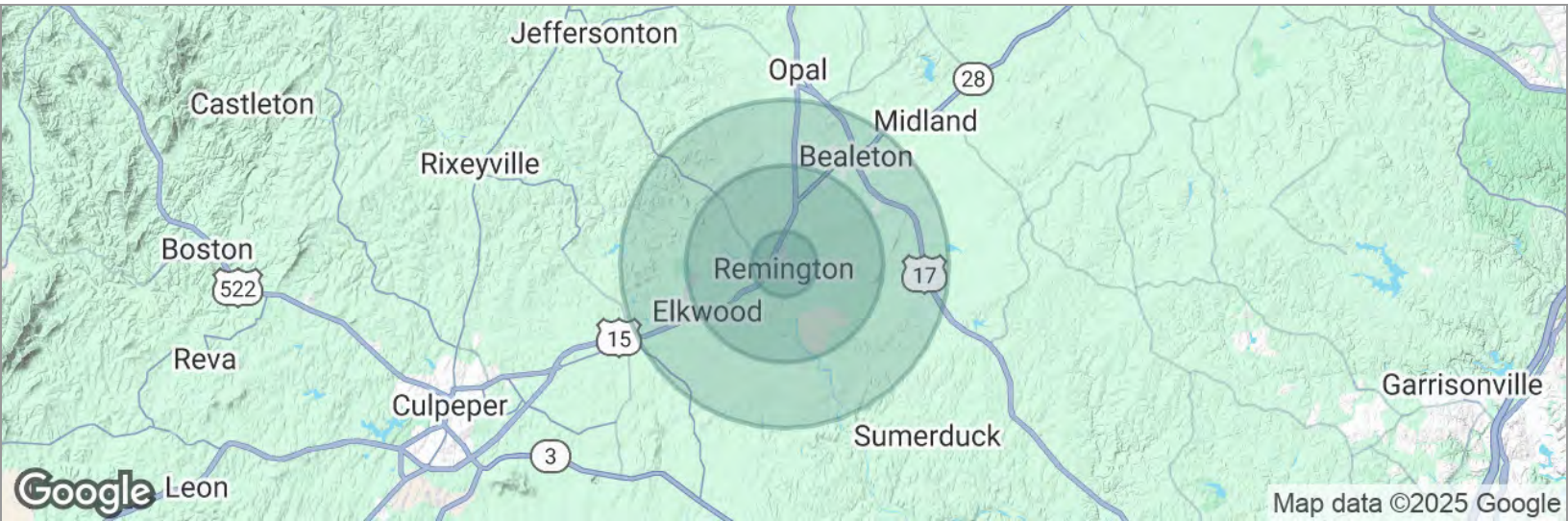


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## DEMOGRAPHICS MAP



### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 2,452  | 4,926   | 13,457  |
| Median age          | 36     | 37      | 37      |
| Median age (male)   | 35     | 36      | 36      |
| Median age (Female) | 36     | 37      | 38      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 815       | 1,630     | 4,500     |
| # of persons per HH | 3         | 3         | 3         |
| Average HH income   | \$110,873 | \$115,382 | \$117,966 |
| Average house value | \$370,882 | \$413,815 | \$438,625 |

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

| Fauquier County C-2<br>By Right Uses   |   |
|--|---|
| Hotel, motel   | Meeting halls for social, fraternal, civic, public and similar organizations              |
| Preschool/nursery school   | Technical school, indoor, 20,000 SF or less in size                                       |
| Technical school, indoor, 20,000 SF or greater in size                                 | Day care center, child or adult   |
| Swimming/tennis (racquet) facility, public or private                                  | Golf, driving range   |
| Golf, miniature  | Private clubs   |
| Theatre, indoor  | Bowling alley   |
| Skating rink, ice or roller, non-spectator   | Indoor sports activity center, 25,000 SF or less  |
| Conference center  | Post office   |
| Animal shelter   | Museum  |
| Parks & recreation facilities (governmental/civic), nonathletic                        | Recycling centers, governmental   |
| Governmental athletic recreational uses  | Antique shops less than 3,000 SF  |
| Retail sales and rental establishment and shopping center up to 50,000 SF              | Convenience store   |
| Veterinary clinic  | Funeral home  |
| Farm supply establishment  | Financial institution   |
| Business or professional office, up to 50,000 SF                                       | Eating establishment  |
| Eating establishment, fast food  | Repair service establishment, less than 5,000 SF  |
| Laundry/dry-cleaning drop-off, pick-up facility  | Laundry/dry cleaners/laundromat less than 5,000 SF  |
| Furniture repair, cabinet making, upholstery less than 5,000 SF                        | Broadcasting studio   |
| Barber/beauty shop   | Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 SF |
| Artisan's workshop and studio  | Auto repair garage  |
| Auto service station   | Auto body/painting establishments   |
| Automobile sales, rental and service (including motorcycles and recreational vehicles) | Truck and heavy equipment sales, rental and service                                       |
| Farm equipment sales, rental and service   | Motor vehicle wash  |
| Recreational vehicle storage area  | Vehicle transportation service, max of 10 vehicles  |
| Auction establishment  | Frozen food lockers   |
| Carpet and rug cleaning  | Crop/livestock farm   |
| Horse farm   | Truck farm  |
| Forestry   | Plant nursery/greenhouse  |
| Lumber yard with incidental retail sales less than 5,000 SF                            | Water and sewage pumping and storage facilities, below ground                             |

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