

FOR SALE

PRICE REDUCED! OPPORTUNITY ZONE! FREESTANDING COMMERCIAL BUILDING

101 W MARSHALL ST REMINGTON, VA 22734



SALE PRICE **\$599,000**

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

PRICE REDUCED!

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. **This property is located in a designated Opportunity Zone!**

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

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

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ADDITIONAL PHOTOS



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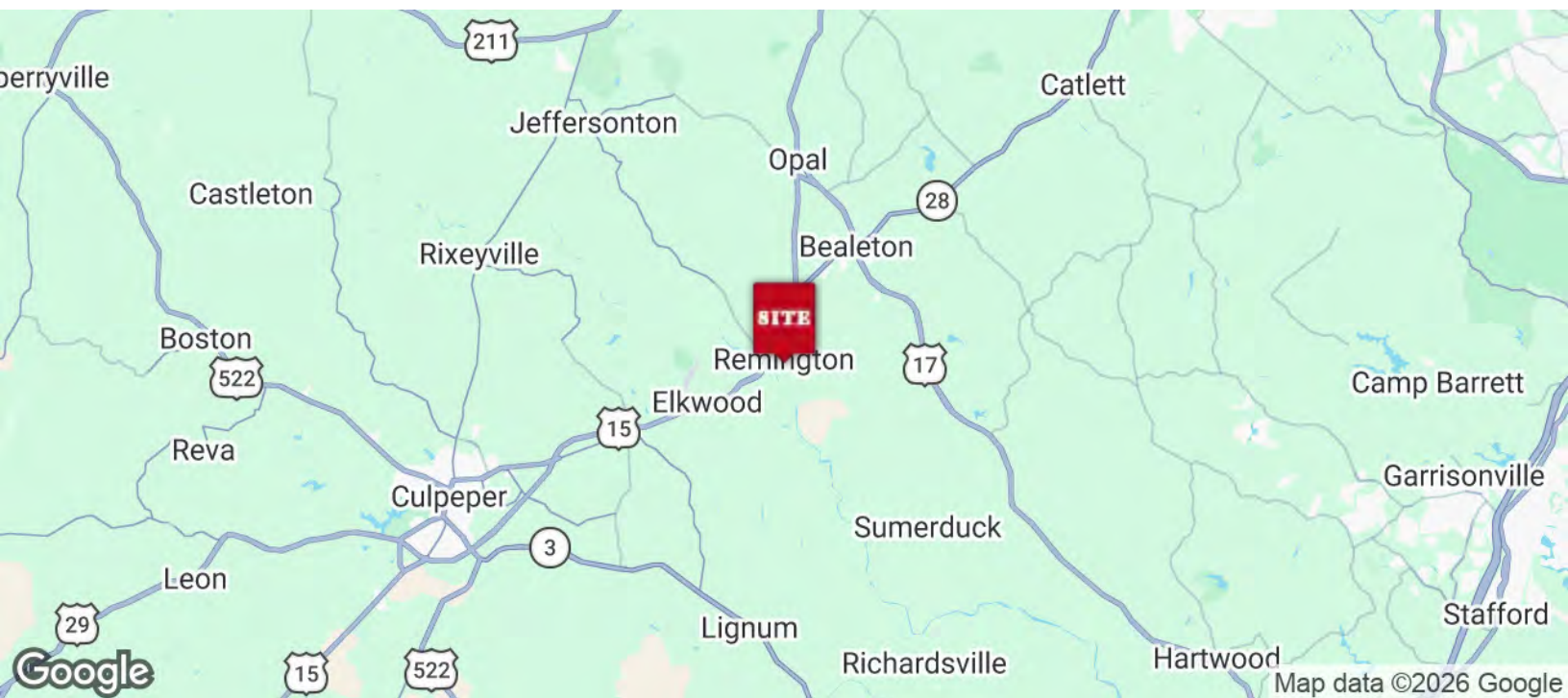
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LOCATION MAP



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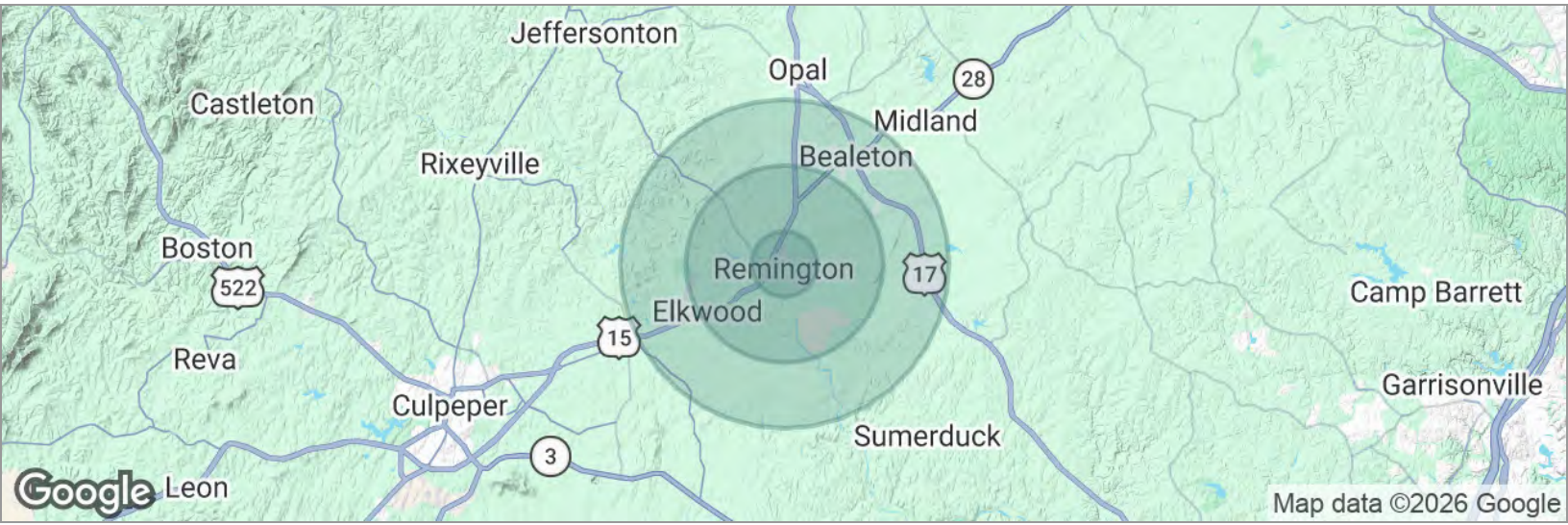
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DEMOGRAPHICS MAP



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 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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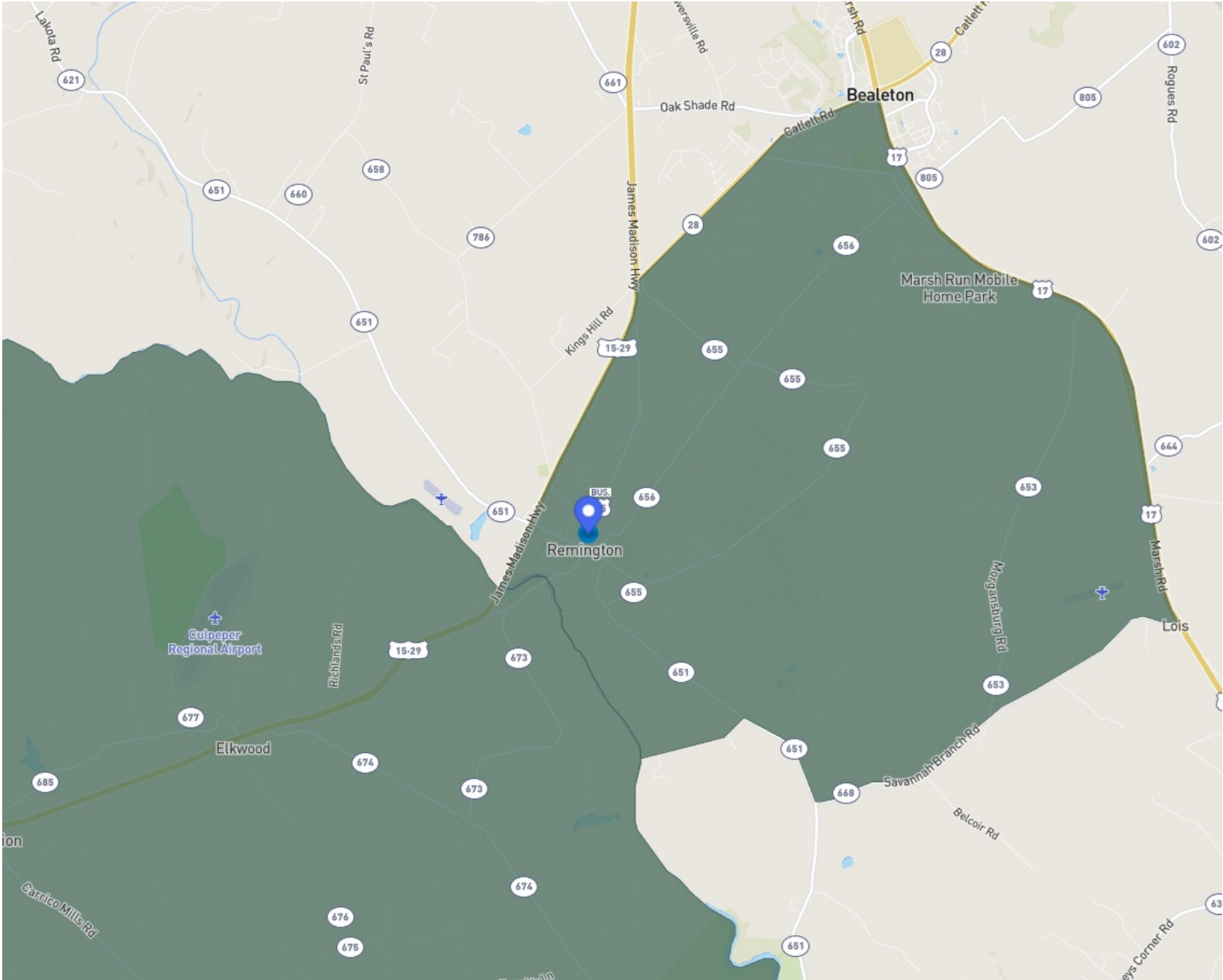
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DESIGNATED OPPORTUNITY ZONE



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