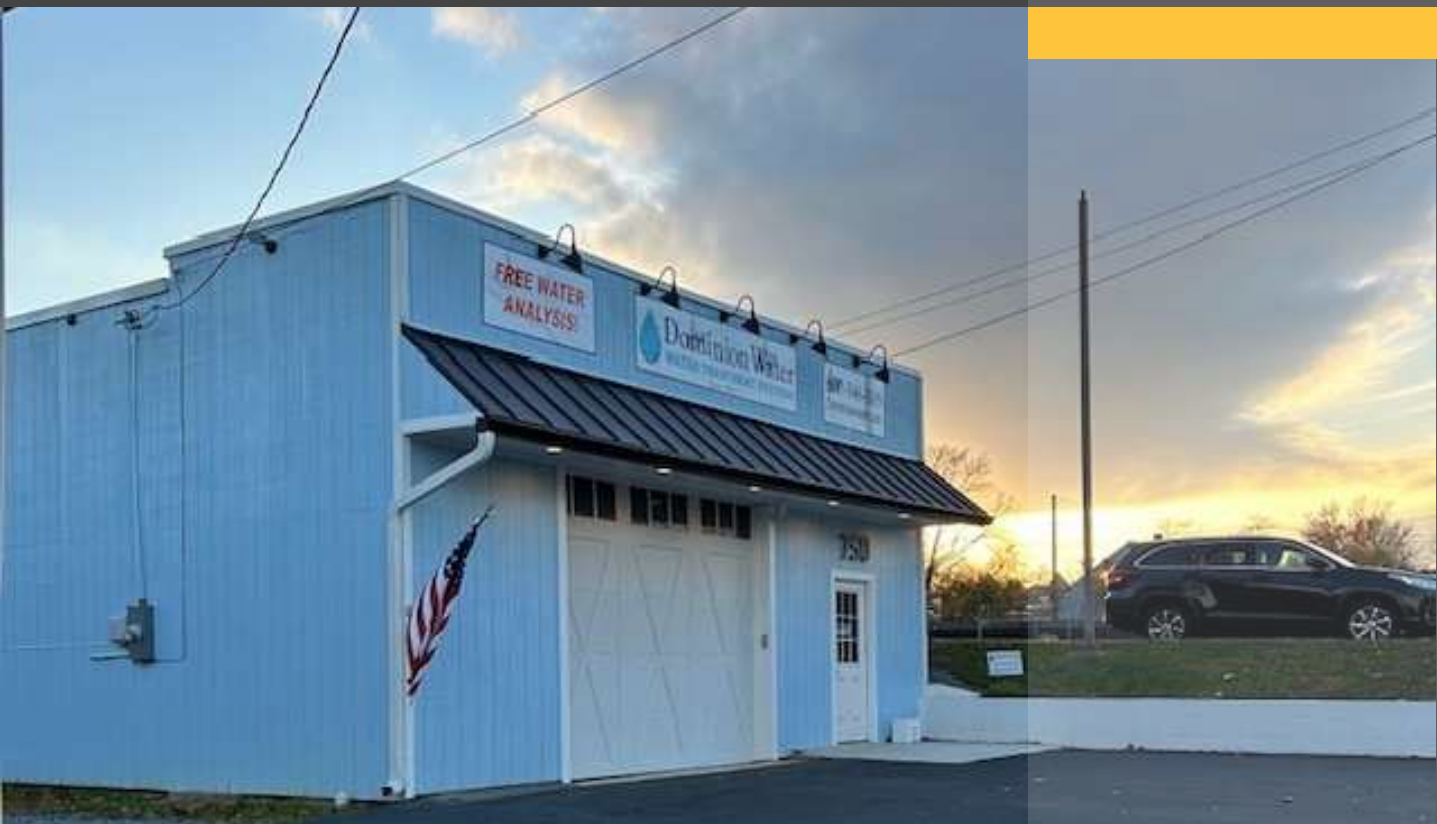


FOR SALE

760 East Main Street

760 EAST MAIN ST
PURCELLVILLE, VA 20132



CO-LISTED BY:

NANCY WYATT

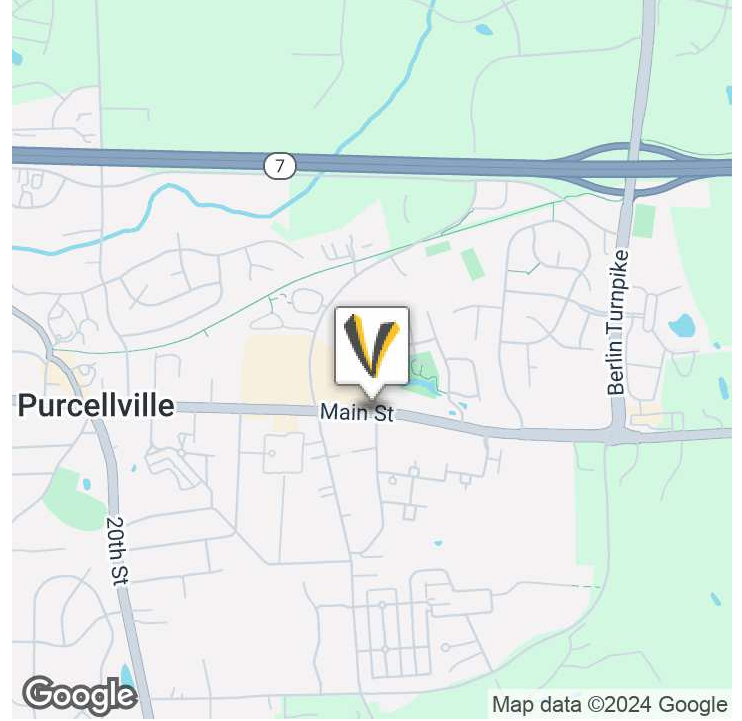
Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us

RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	1,332 SF
Available SF:	
Lot Size:	0.17 Acres
Number of Units:	2
Price / SF:	\$1,501.50
Year Built:	1920
Zoning:	PV:MC
Market:	DC VA Burbs
Submarket:	Loudoun County

PROPERTY OVERVIEW

Discover a compelling investment opportunity in the heart of the DC VA Burbs area with this charming Retail / Free Standing Building. Boasting a 1,332 SF building with 2 units and a rich heritage dating back to 1920, this property is an ideal choice for discerning investors. Zoned PV:MC and currently achieving 100% occupancy, this turnkey investment promises stability and potential for further growth. With its prime location and historical charm, this property offers an enticing prospect for Retail / Free Standing Building investors seeking a solid addition to their portfolio.

PROPERTY HIGHLIGHTS

- 1,332 SF Retail / Free Standing Building
- 2 units for versatile leasing opportunities
- Established in 1920, exuding historical charm
- Zoned PV:MC for flexible usage options
- Prime location in the dynamic DC VA Burbs area
- Current 100% occupancy for immediate income



OFFICE LOCATIONS

209 Church St SE
Leesburg, VA 20175

1 SW Osceola St
Suite 1
Stuart, FL 34994

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



OFFICE LOCATIONS

209 Church St SE
Leesburg, VA 20175

1 SW Osceola St
Suite 1
Stuart, FL 34994

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



OFFICE LOCATIONS

209 Church St SE
Leesburg, VA 20175

1 SW Osceola St
Suite 1
Stuart, FL 34994

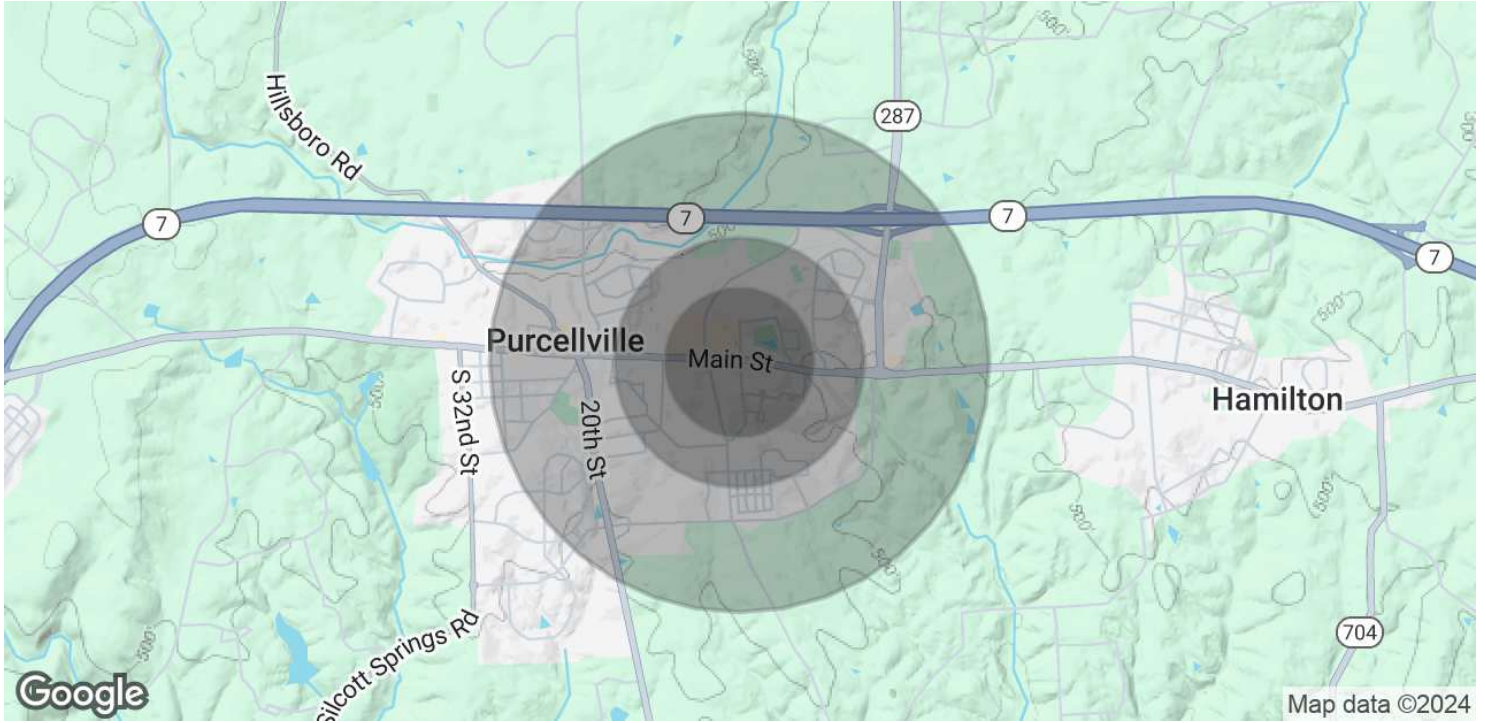
NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,118	3,124	6,142
Average Age	36	36	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	369	1,028	1,984
# of Persons per HH	3	3	3.1
Average HH Income	\$160,516	\$160,713	\$181,417
Average House Value	\$641,627	\$650,429	\$677,400

Demographics data derived from AlphaMap



OFFICE LOCATIONS

209 Church St SE
Leesburg, VA 20175

1 SW Osceola St
Suite 1
Stuart, FL 34994

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.