

# FOR SALE

101 E MAIN ST  
PURCELLVILLE, VA 20132



CO-LISTED BY:

**NANCY WYATT**

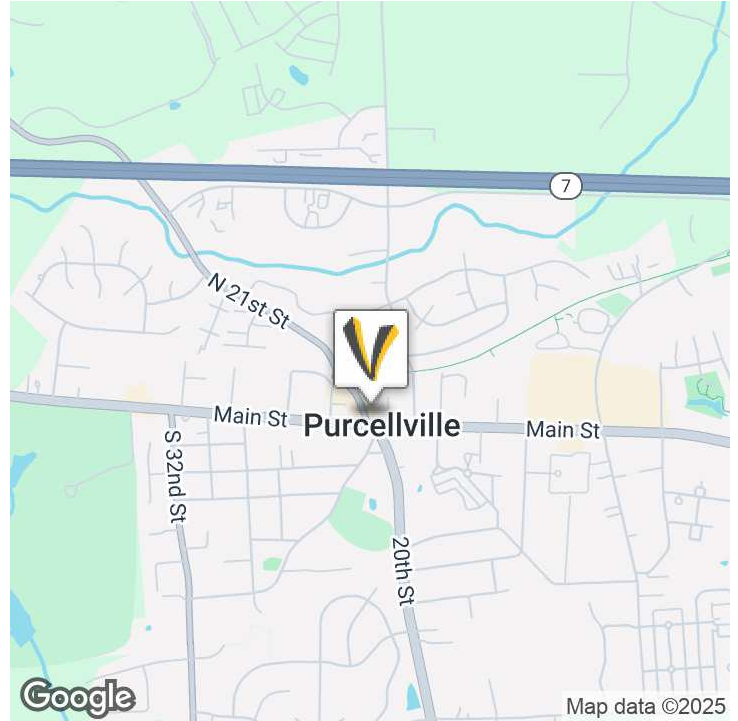
Vice President Sales and Leasing  
703.771.1162  
nancy@vaaler.us

**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	5,776 SF
Available SF:	
Lot Size:	3,523 SF
Price / SF:	\$311.63
Year Built:	1996
Zoning:	C-4
Market:	DC VA Burbs
Submarket:	Purcellville

### PROPERTY OVERVIEW

Introducing a prime investment opportunity in the thriving DC VA Burbs market. This impressive 5,776 SF building, constructed in 1996, boasts a desirable C-4 zoning and 100% occupancy, presenting a strong and stable income potential. With a strategic location in the heart of Purcellville, VA, this property offers a compelling blend of modern amenities and timeless appeal. The well-maintained building is poised to provide long-term value and returns for discerning investors seeking a solid addition to their portfolio. Don't miss out on this exceptional chance to capitalize on the promising prospects of this prime commercial asset.

Use

### PROPERTY HIGHLIGHTS

- 5,776 SF building
- Zoned C-4
- Located in the DC VA Burbs area
- 100% occupancy



#### OFFICE LOCATION

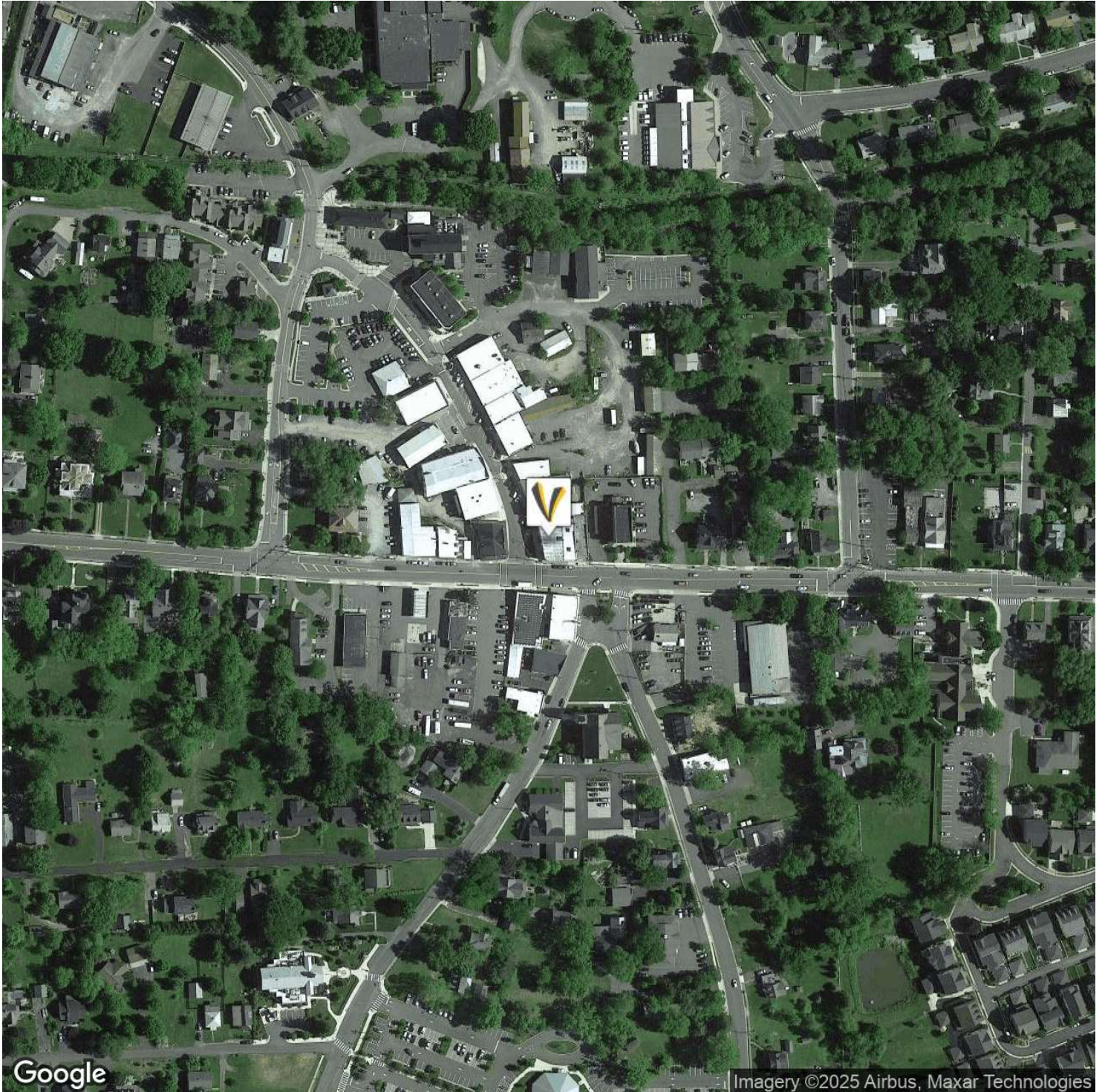
211 Gibson St NW  
Suite 103  
Leesburg, VA 20176

**NANCY WYATT** Vice President Sales and Leasing  
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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.

## AERIAL MAP



### OFFICE LOCATION

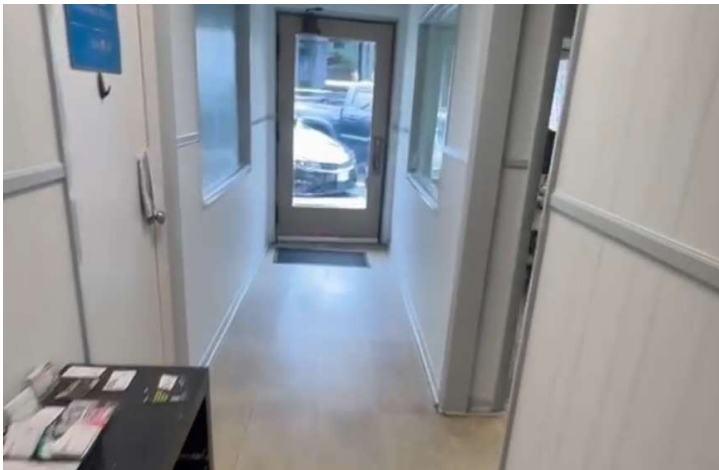
211 Gibson St NW  
Suite 103  
Leesburg, VA 20176

**NANCY WYATT** Vice President Sales and Leasing  
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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 LOCATION

211 Gibson St NW  
Suite 103  
Leesburg, VA 20176

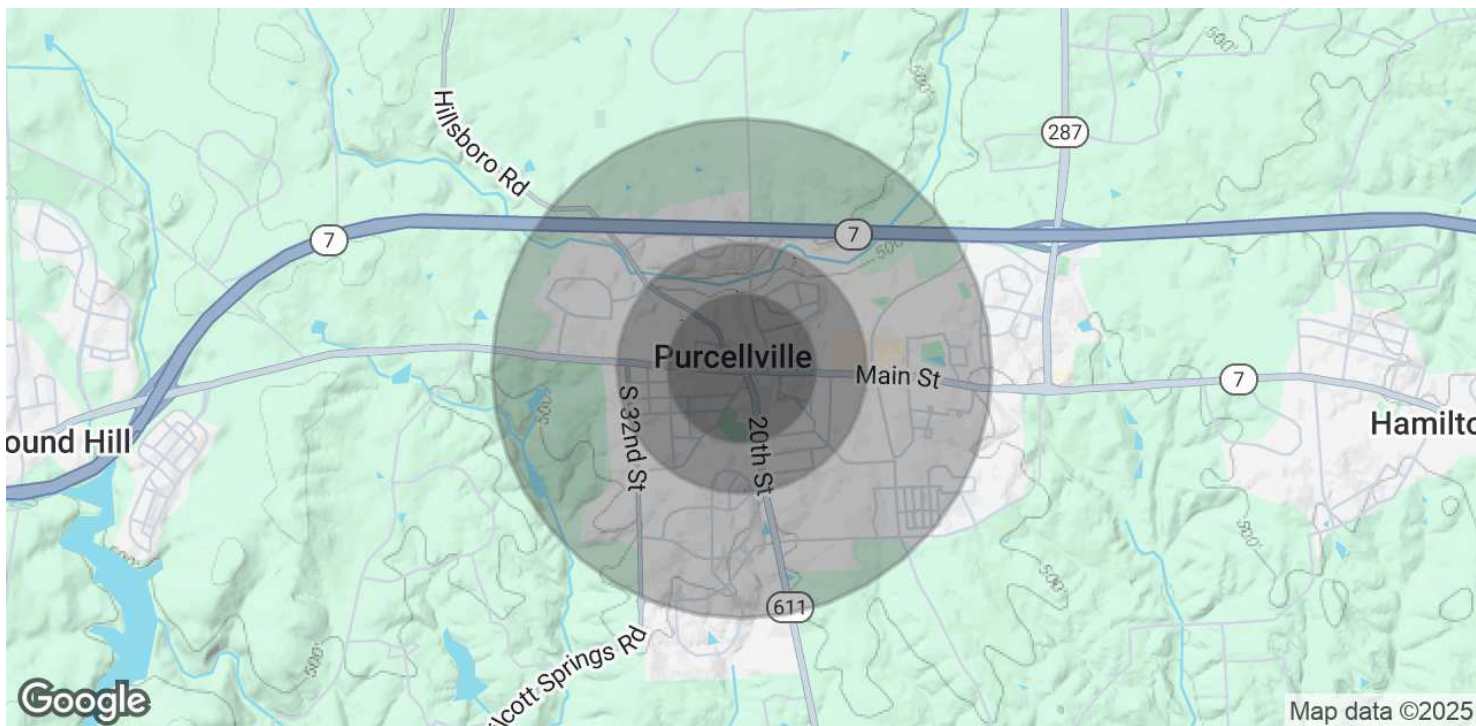
**NANCY WYATT** Vice President Sales and Leasing  
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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	505	2,459	7,357
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	801	2,383
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$193,033	\$188,337	\$197,436
Average House Value	\$673,983	\$673,551	\$705,217

Demographics data derived from AlphaMap



#### OFFICE LOCATION

211 Gibson St NW  
Suite 103  
Leesburg, VA 20176

**NANCY WYATT** Vice President Sales and Leasing  
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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.