

Commercial Sales - Building



MLS #	631608	Status	ACT	List Price	\$950,000
Address	2487/2547 US HWY 211 W	Original Price	\$950,000	BldgSF	6728
	LURAY	Lease?		Lease MLS#	
	VA 22835	Lease # of Acres	7.95		
Area	179 Page				
Project Name					
Location					
Parking					
Use Options	Land, Lodging, Restaurant, Retail	Type	Building		
Taxes	/ 2021	Zoning	C-1 Commer		
Parcel ID	40-A_87				
Legal Desc	DB 321-490-S 2487 US Hwy 211 W				
Update Date	7/29/2022	Kickout?			
DOM/CDOM	72 / 72				

Directions Hwy 211 W bypass, just outside of town of Luray.

Public Remarks Seven room retail gift shop, includes 3 additional rooms, with 2 full and 4 half baths, kitchen with walk-in cooler and dining area. plus a large basement. 8 total buildings includes cottages, work shop and lean to. Situated atop 7.95 acres with fantastic mountain views and 1000 feet of road frontage. Borders on Mill Creek and a has a pond on the property. The Guest Cottages on the property offer unlimited short term rental potential. Restaurant equipment included. Large open meadow areas with plenty of parking, Simply breathtaking mountain views in the distance. This is a thriving business family operated for over 44 years as a Motel, fine dining restaurant, and now a Gift shop with crystals, gemstones, fine gifts, and fine wines and craft beers. Fantastic business opportunity just minutes from Luray Caverns, Golf, Shenandoah River, Shenandoah National Park, George Washington National Forest, Shopping Centers, Hospital, Community College, and Luray Caverns Airport. This property is in a high growth area.

Agent Remarks This property offers unlimited potential, family owned and operated for 44 years. Previously as a restaurant and now as a fine gift shop offering crystals, gemstones as well as fine wines and craft beers. Large beautiful meadow and potential rental cottages throughout the property. The property can be purchased including restaurant inventory, along with the Real Estate. This is a thriving business. Showings will be restricted to after hours or Thursday when the business is closed. All showings will be accompanied by the listing agent. Gift shop inventory may be purchased separately. Property sold as is.

Use Options Land, Lodging, Restaurant, Retail

Air Conditioning Central Air, Window/Wall Unit

Highlight 1	# of Spaces		Distressed: Auction
Highlight 2	# of Units	5	Distressed: Lender-Owned
Highlight 3	# of Stories		Distressed: Short Sale
Highlight 4	# Seats if Restaurant		

Sales Price	Contract Date	Closed Date
How Sold	Sale Notes	
Selling Agent	Selling Office	
Co-Selling Agent	Co-Selling Office	

List Office 212	Old Dominion Realty Crossroads	540-433-2106	Occ By Owner
List Agent 212_15	Randal Alger		
Co-Off	Co-Agt		Show By Appt. Only, Call Agent, See Agent Notes
BA 2.50 %	LstSrv		
LkBx N	LkBxDt	LkBxLoc	LD 6/13/2022
Docs		LxBxSe...	ED 12/13/2022

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and its accuracy is ...
 Prepared by *Jessica Herring* of *Old Dominion Realty Inc* on *08/24/2022*