

FLEXIBLE MIXED-USE BUILDING IN HISTORIC DOWNTOWN STAUNTON

111 S Augusta St, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Sale Price: \$449,000

Building Size: 3,102 Square Feet
2-Story
+ 1,551 Square Feet
Unfinished Basement

Zoning: B2

Utilities: Public Water
Public Sewer

Lot Size: 0.06 Acres

MLS#: 670263



PROPERTY OVERVIEW

Located in the heart of historic downtown Staunton, 111 S Augusta Street offers a rare opportunity to own a flexible mixed-use property surrounded by the city's most vibrant retail, dining, and arts destinations. Located next to The American Hotel, the property features 3,102 square feet of finished space across two levels, plus an additional 1,551 square foot unfinished basement. Large storefront windows, historic architectural character, and a walkable location make this an ideal opportunity for an investor or owner-user to reposition the building into a classic downtown mixed-use configuration with street-level commercial and an upper-level residential or office suite. With B2 zoning, the building supports a wide range of uses including retail, restaurant, professional office, studio, or residential. Property will be delivered as vacant.

For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

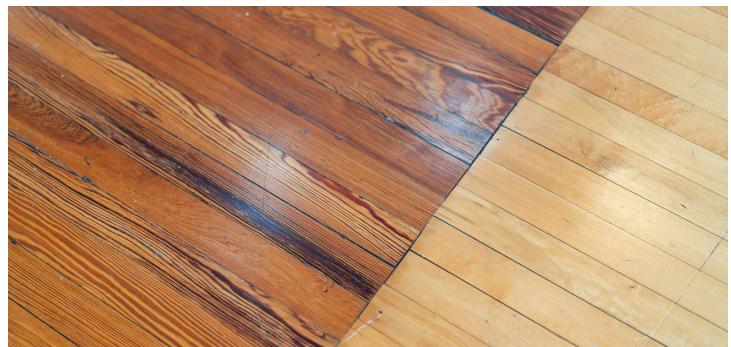
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

FLEXIBLE MIXED-USE BUILDING IN HISTORIC DOWNTOWN STAUNTON

111 S Augusta St, Staunton, VA 24401

Interior Photos - Potential Retail/Office Layouts



For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

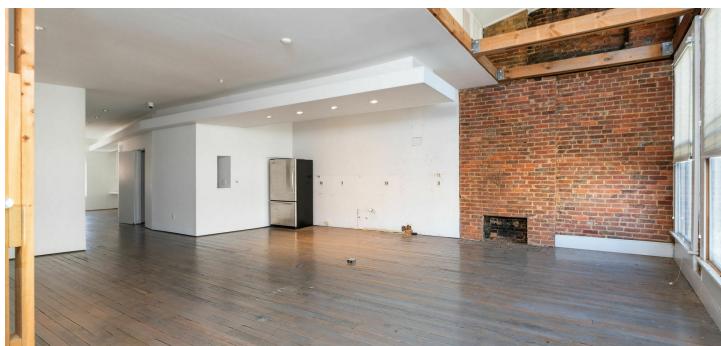
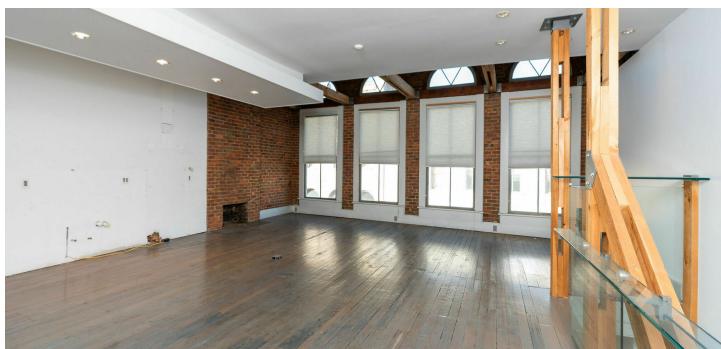
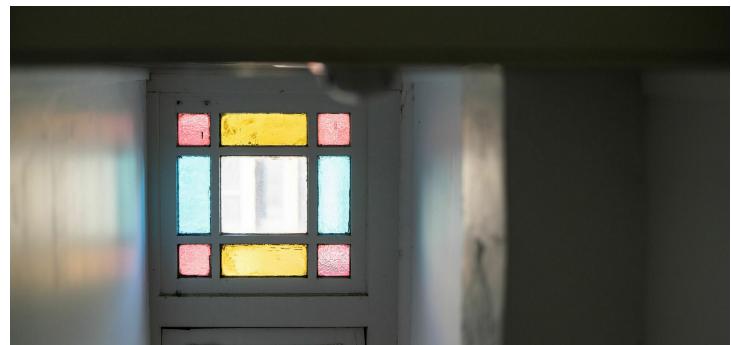
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FLEXIBLE MIXED-USE BUILDING IN HISTORIC DOWNTOWN STAUNTON

111 S Augusta St, Staunton, VA 24401

Additional Photos



For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

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.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FLEXIBLE MIXED-USE BUILDING IN HISTORIC DOWNTOWN STAUNTON

111 S Augusta St, Staunton, VA 24401

Exterior Photos



For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

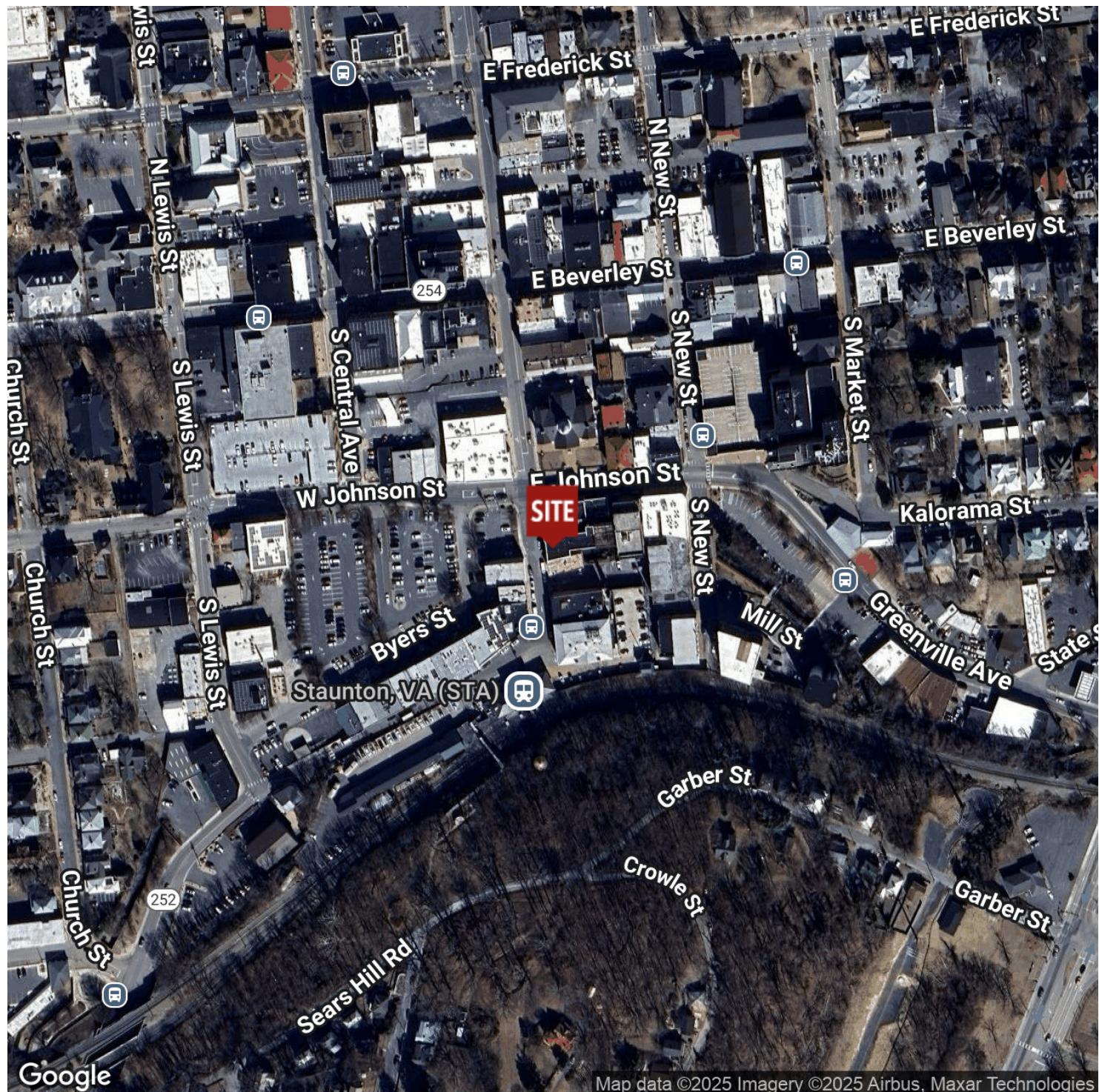
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FLEXIBLE MIXED-USE BUILDING IN HISTORIC DOWNTOWN STAUNTON

111 S Augusta St, Staunton, VA 24401

Location Map



For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.