

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-eve 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:

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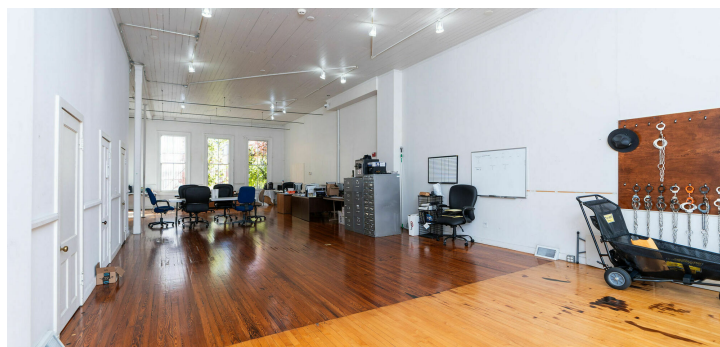
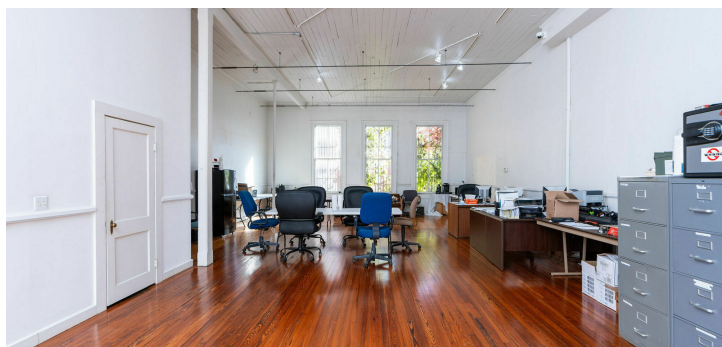
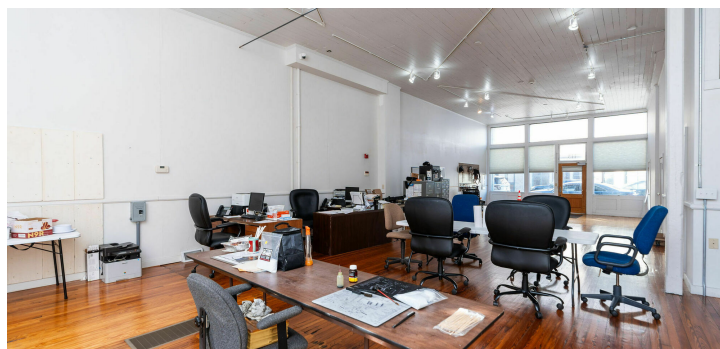
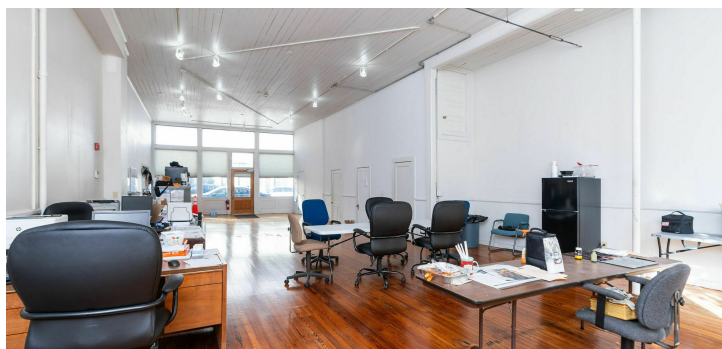
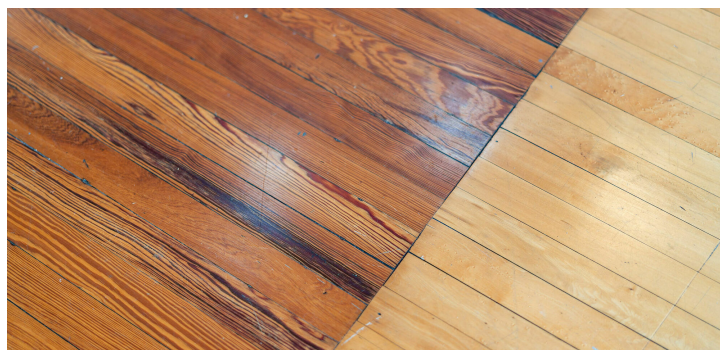
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Interior Photos - Potential Retail/Office Layouts



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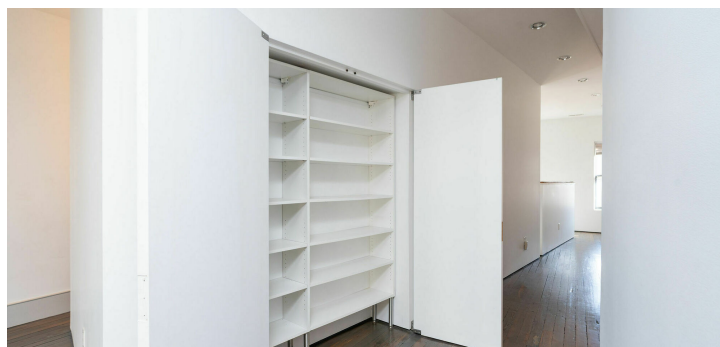
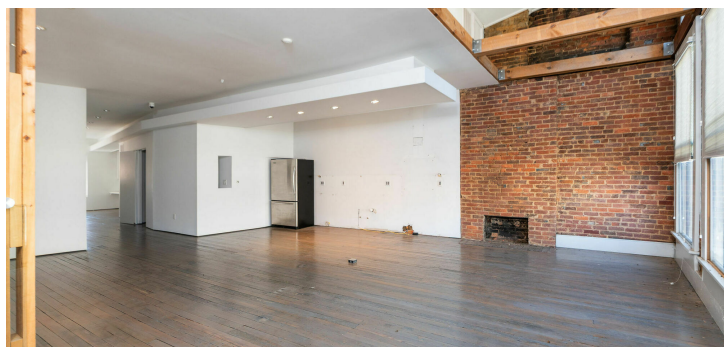
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Additional Photos



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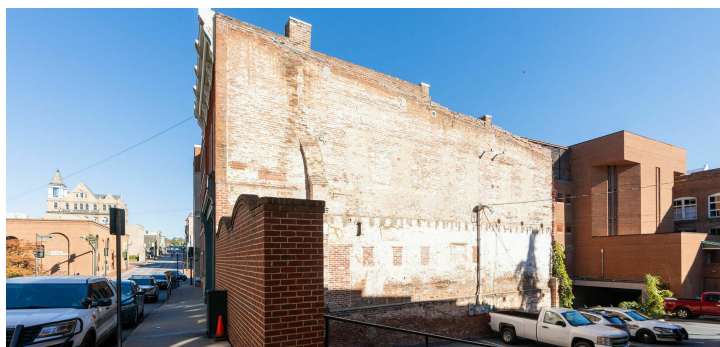
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Exterior Photos



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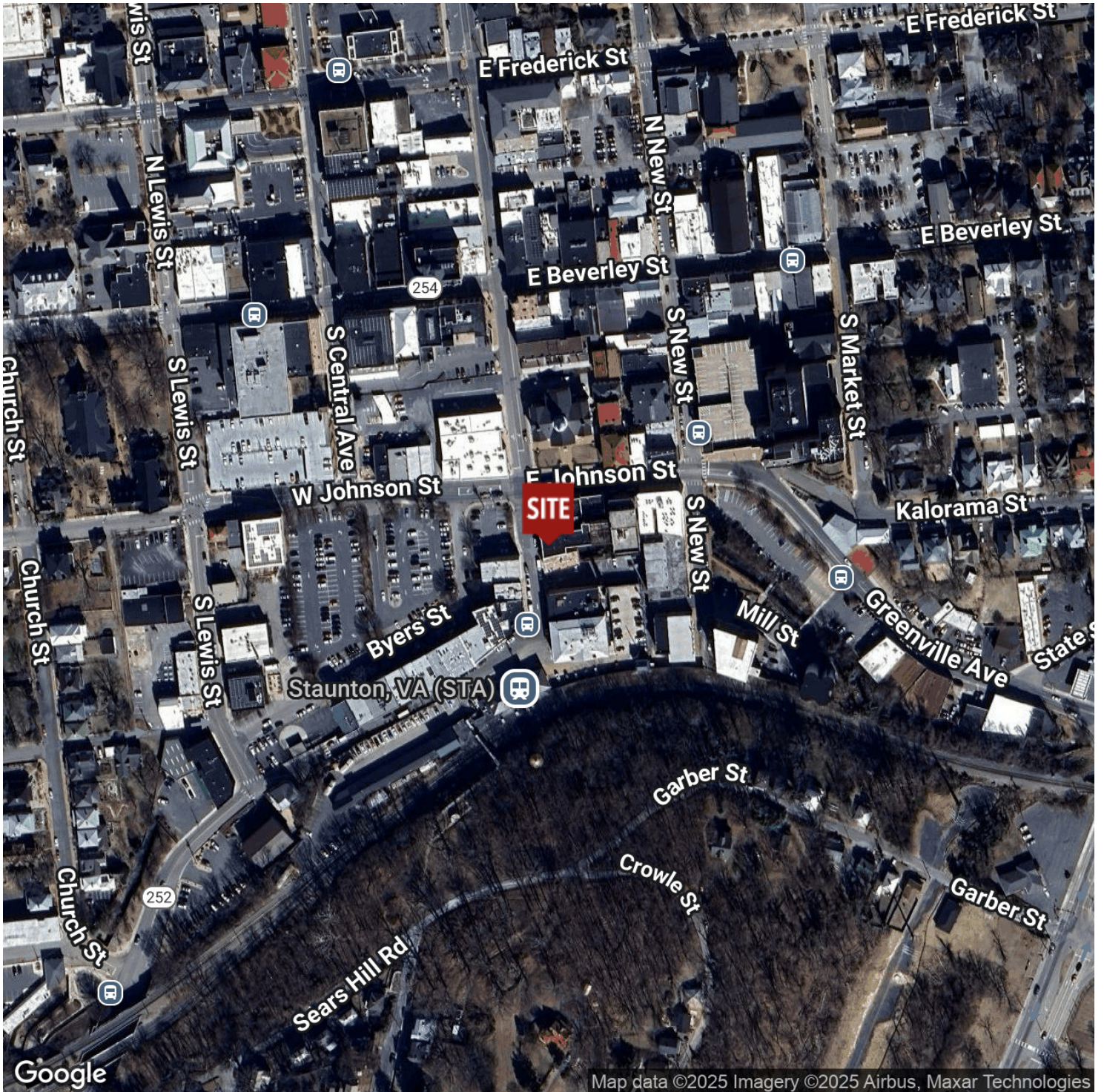
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Location Map



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