

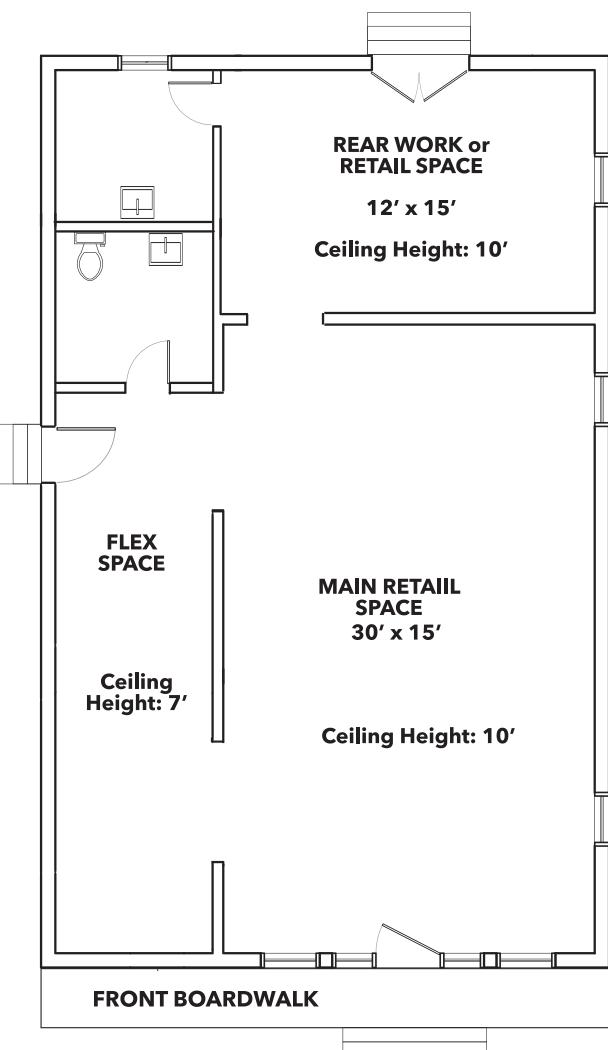


THE OLD

# GREY EYE'S STORE



SPERRYVILLE - VIRGINIA



## LOCATION LOCATION LOCATION

This newly renovated, c 1900 old school flat front building with tons of character is primely located on Rt 211 across from one of two entrances to Sperryville's Main Street and just minutes from Shenandoah National Park.

Vehicular traffic of approximately 2 million cars per year makes this a highly visible location with ample off-street parking in a dedicated side lot.

The entire building contains approximately 1,300 square feet with a large, high ceiling main space, two bathrooms and convenient additional space for storage or offices. The building was once an old rural store, the charm of which has been preserved, complete with original painted solid beaded pine tongue & groove walls and old style fixtures.

The space is a blank slate and could be tailored to any number of uses.

### Stats:

1,300 SF inside

1 half bathroom

Frontage on primary highway, RT 211

Includes parking lot to left of property

Zoned Highway Commercial: by-right activities include retail, food service, hospitalis, short term rentals, and more

Comcast hi-speed internet

Serviced by private well with public sewer