



THE ELLITAN GROUP  
REAL ESTATE



## Commercial Offering

1134 E Main St, Luray, VA 22835  
5,003 SF Industrial Flex, 1.34 Acres

B-1 Zoning

Offered at \$499,000

Business Also For Sale\*





## Summary

- ***Offered at \$499,000***
- ***Profitable Framing Business***  
***Also For Sale - Info by request\****
- ***Investment or Owner User***
- ***Industrial Flex***
- ***1.34 AC***
- ***2 Stories***
- ***Year Built/Renovated***  
***1967/2018***
- ***Ample Parking***

## Property Highlights

- ***Easy Access - Right Off Main St***
- ***Expansive Parking***
- ***24 Hour Access***
- ***Front Loading***
- ***Storage Space***
- ***Air Conditioning***
- ***Profitable Business - Niche***  
***Industry and Well Known***
- ***Development Potential - plat by***  
***request\****

# Demographics

ACS 2022 5-year

Demographics	Luray	Page County
Total Households:	2,333	9,351
Total Population:	4,838	23,750
Average HH Income:	\$50,327	\$56,760







Cedar Ln

BUS  
211

Painter St

Luray Car Care -  
Mechanic and Auto...

Painter St

Luray Import Serv



# 1134 E Main St

1134 E Main St Luray, VA 22835

For more information please contact:

Jesse Elliott  
(571) 422-0575  
Jesse@ellitan.com

Azhar Sultan  
(571) 992-4145  
Azhar@ellitan.com

Xavier Phillips  
(240) 234-4430  
Xavier@ellitan.com

Ellitan.com  
4720A Lee Hwy,  
Arlington VA 22207



THE ELLITAN GROUP  
— REAL ESTATE —