

PROPERTY DESCRIPTION

Opportunity to own a multi-tenant commercial property with excellent visibility on Route 29/15 in Fauquier County. Situated between New Baltimore and Warrenton, this property presents a value-add opportunity for an investor or the potential for an owner-operator to own their own multi-tenant building. Currently one unit available. 39 parking spaces. 4,520 SF building. New well in 2025 and extensive work done on foundation in the past year. C-1 Zoning allows for a wide variety of commercial uses in Fauquier County.

PROPERTY HIGHLIGHTS

- 4,520 SF Commercial Building
- 1.0 Acres C-1 Zoning (Fauquier County)
- 39 Parking Spaces
- 4-Unit Multi-Tenant Building

OFFERING SUMMARY

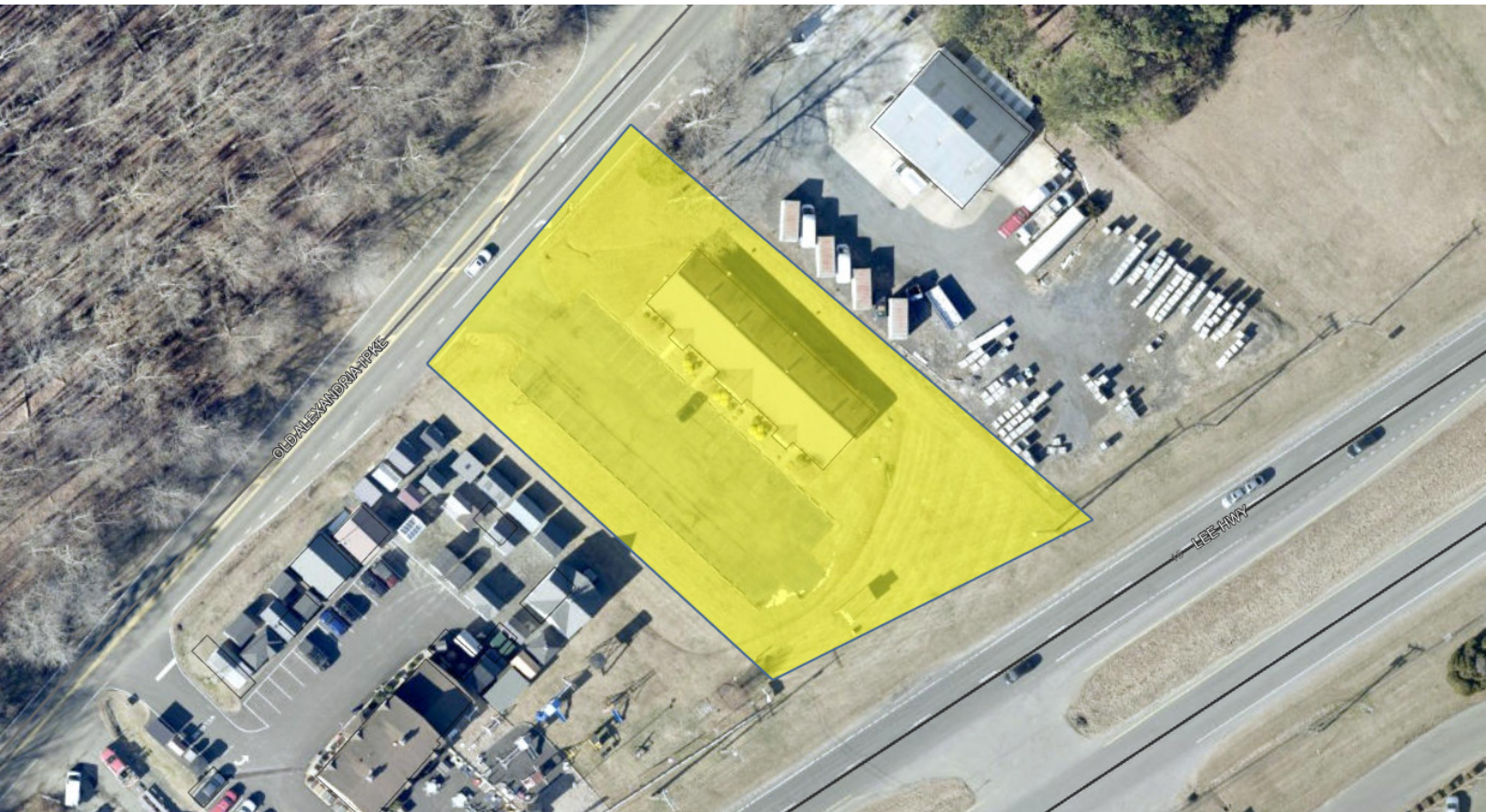
Sale Price:	\$1,350,000
Number of Units:	4
Lot Size:	1 Acres
Building Size:	4,520 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	543	11,360	45,529
Total Population	1,764	32,428	137,451
Average HH Income	\$208,530	\$174,210	\$180,312



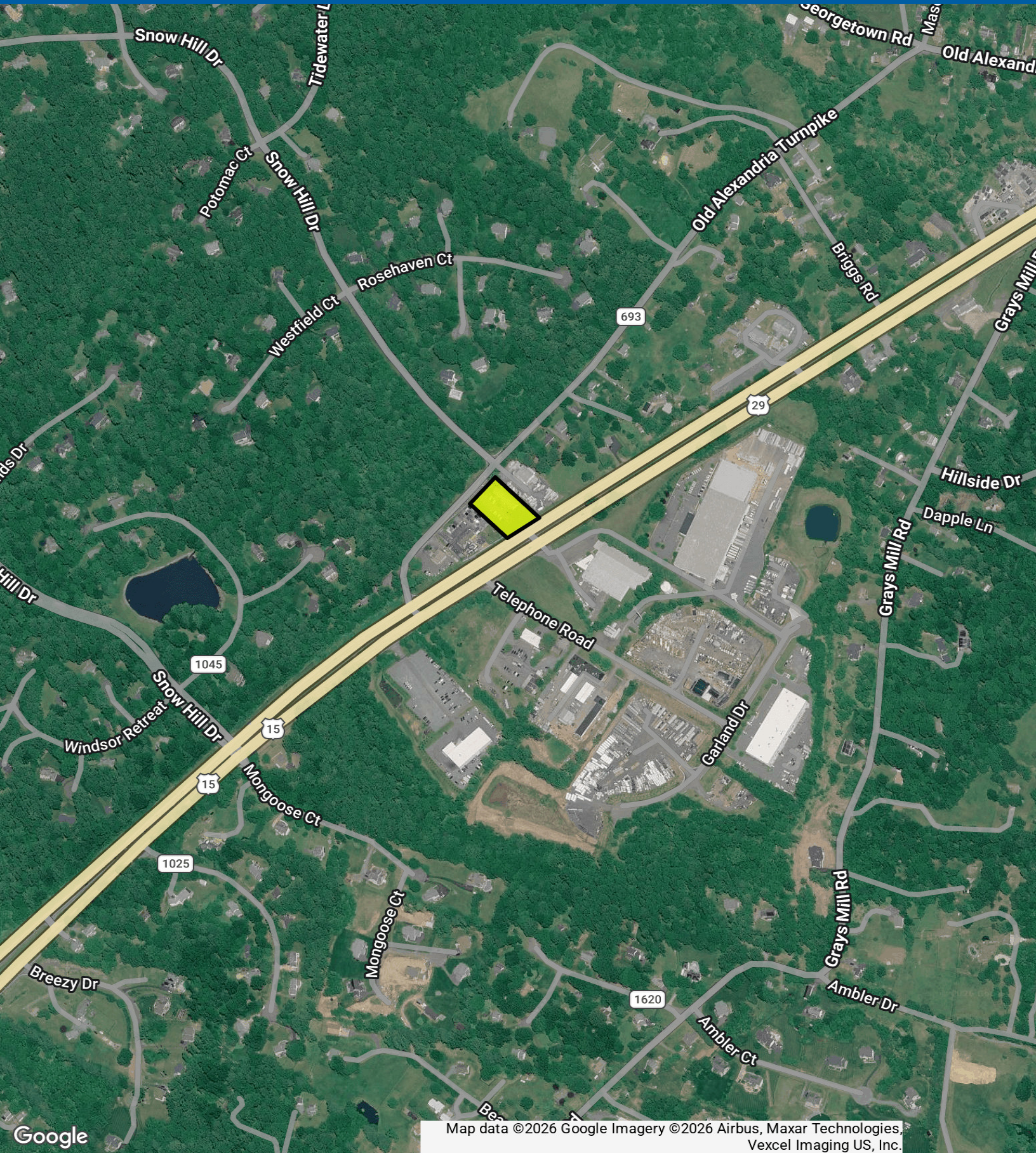
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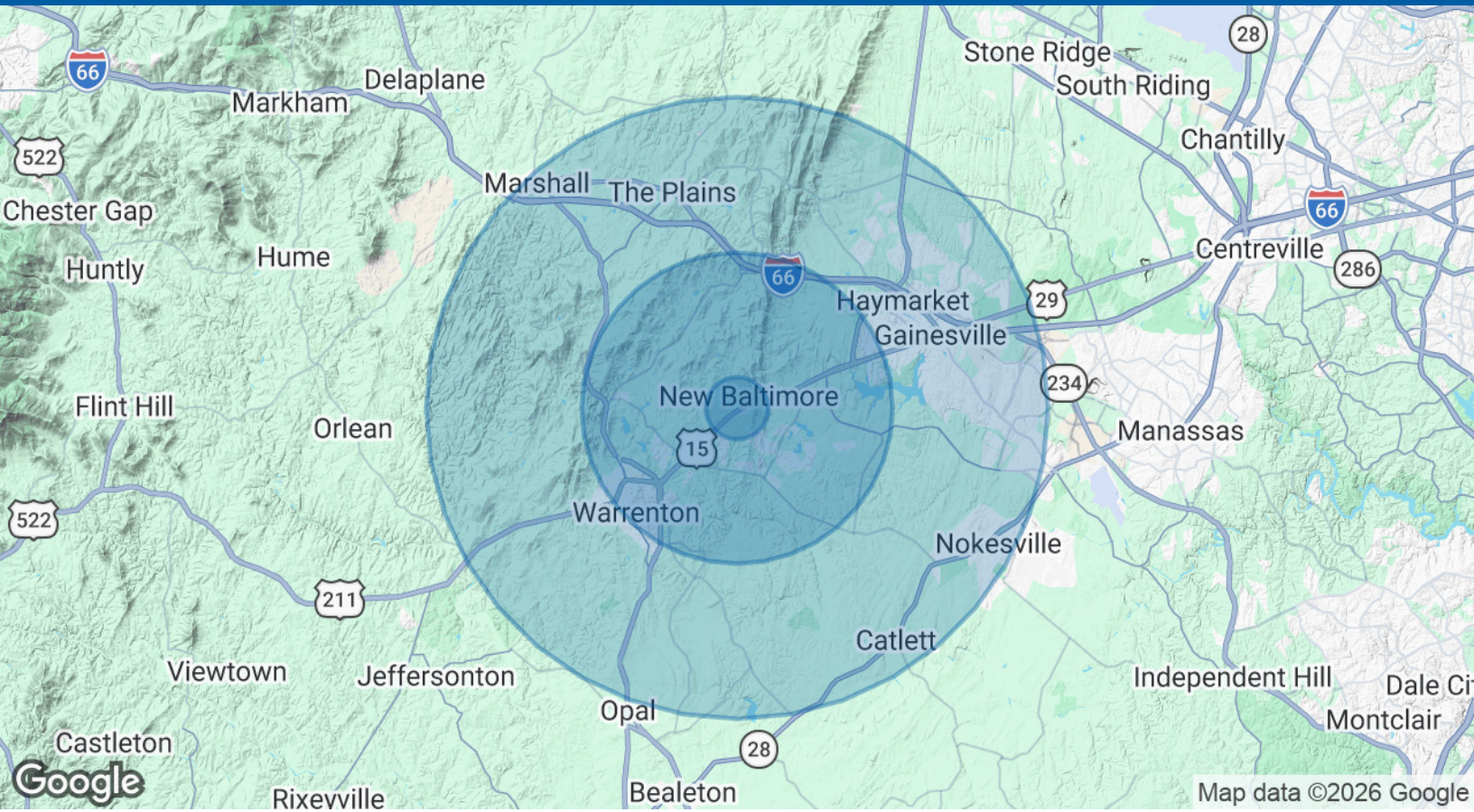




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,764	32,428	137,451
Average Age	40.6	41.1	39.9
Average Age (Male)	40.3	38.7	38.1
Average Age (Female)	41.2	41.5	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	543	11,360	45,529
# of Persons per HH	3.2	2.9	3.0
Average HH Income	\$208,530	\$174,210	\$180,312
Average House Value	\$748,948	\$661,802	\$651,110

2023 American Community Survey (ACS)

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