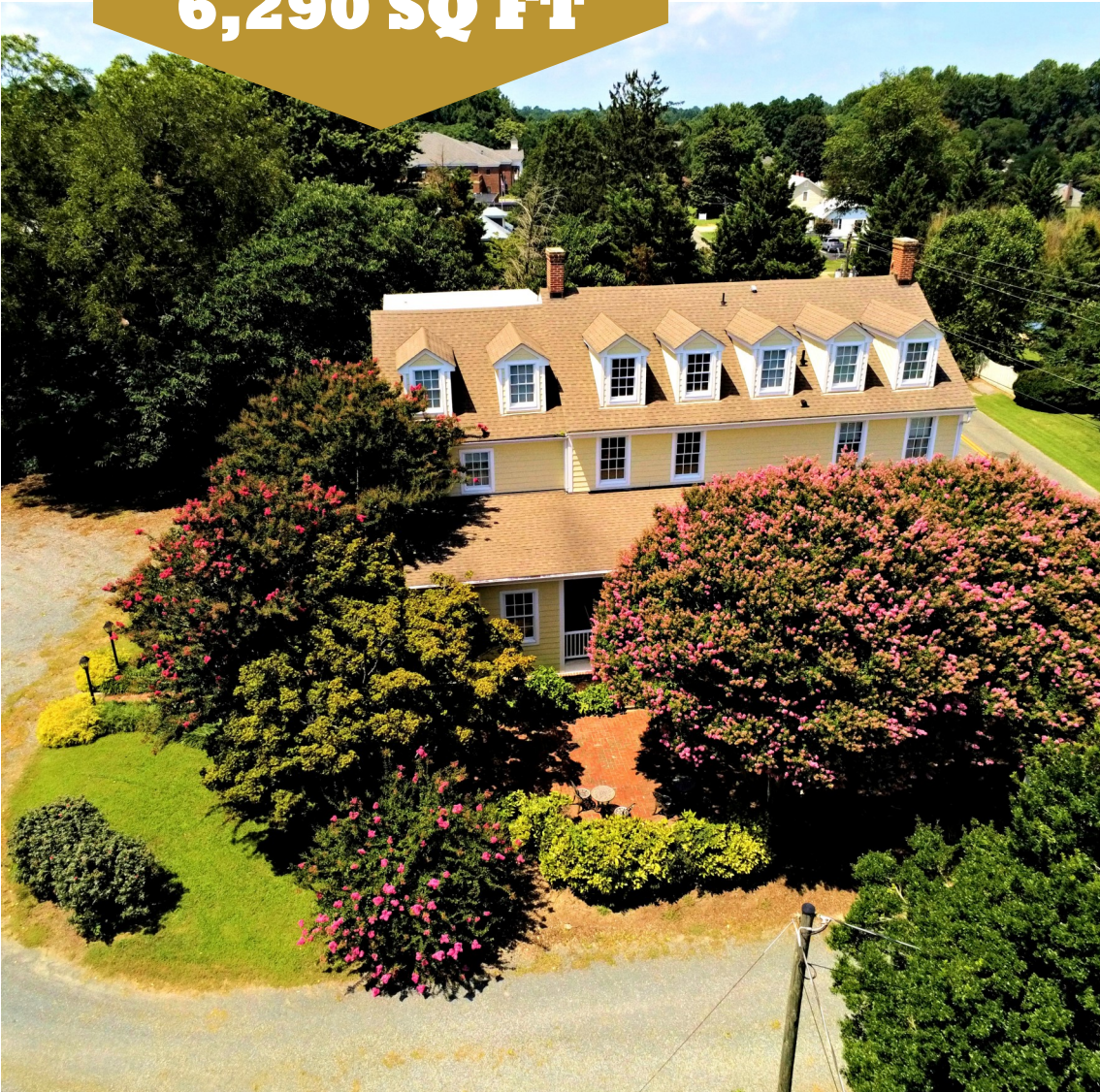


OFFERED AT:

\$689,000

6,290 SQ FT

**21 POLK STREET
MONTROSS, VA 22520**



THE INN AT MONTROSS

FOR MORE INFORMATION, PLEASE CONTACT

KEITH A HAWKINS

(240) 413-6252

KEITH@HAWKREALTOR.COM

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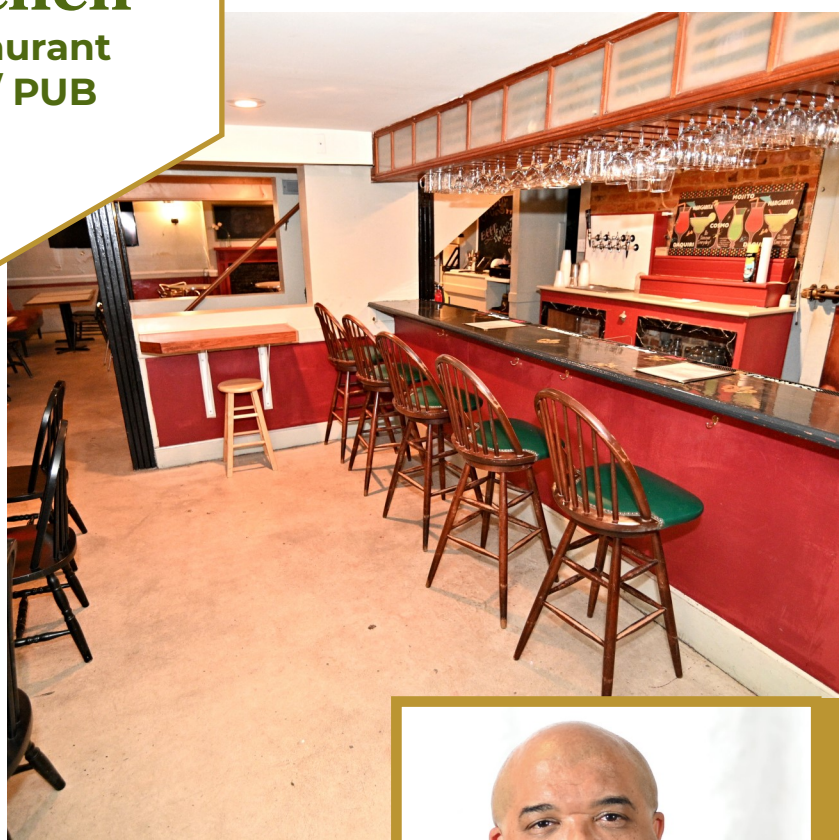
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**Commercial
Kitchen**
Restaurant
Bar / PUB



- Large Fully Equipped Commercial Kitchen on the Main Level
- Kitchen can service the Restaurant 60+ cap & PUB / Bar 40+ Cap
- Walk-in Freezer and Walk-in Refrigerator
- PUB / Bar on Lower Level Private Entrance & interior access near Kitchen
- Restaurant Dining areas on the Main Level offers over 60+ Capacity for patrons
- Main level dining areas: Private, Open, Lounge, & Outdoor seating.

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5 GUEST ROOMS

The Second Floor has 5 Beautiful Guest Rooms featuring individual temperature control, and all have private Full Bathrooms. The second floor also has an inviting sitting room between the guest rooms.



- Guest Rooms are located on the 2nd Floor with Outside Exit
- All Guest Rooms come Fully Furnished
- 2nd floor also has an lounge area between rooms

- 3rd Floor features Innkeeper's (Permeate Residencies) 2 Bedrooms each with a Full Bathroom with an outside exit and stairway to 2nd floor
- 3rd Floor can also be used as 2 additional guest suites



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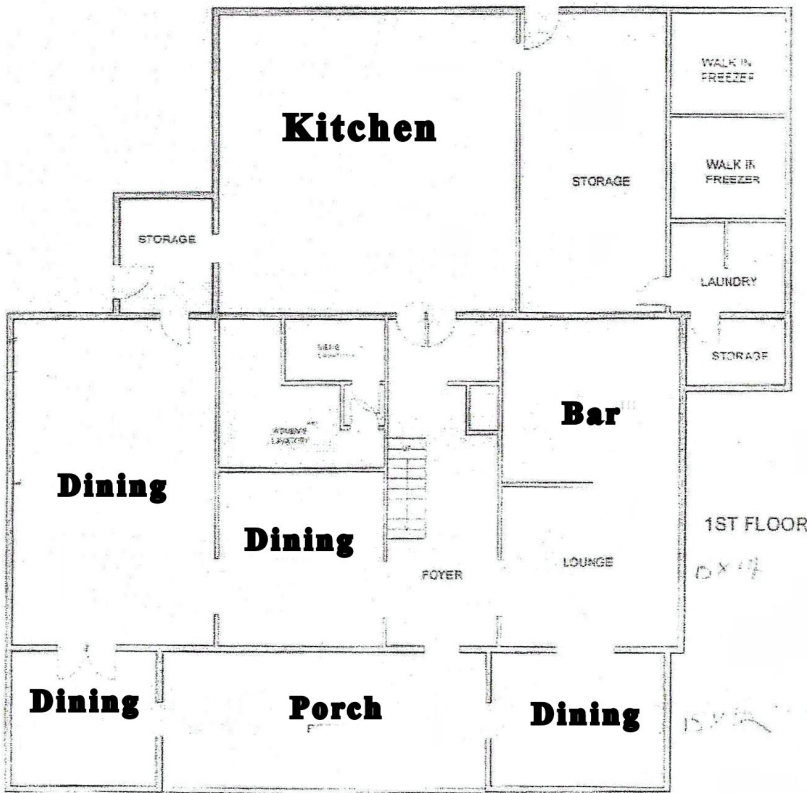
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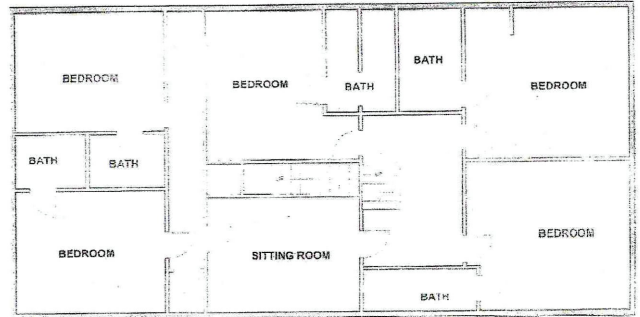
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FLOOR PLANS

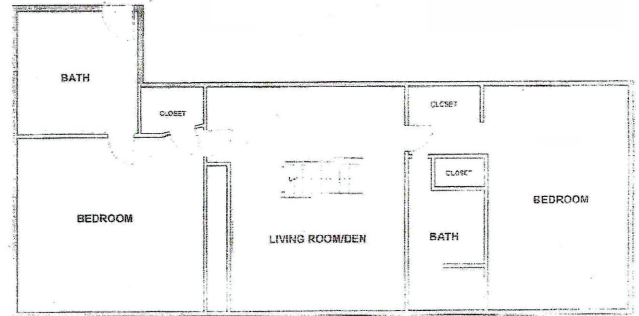
FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND & 3RD FLOORS

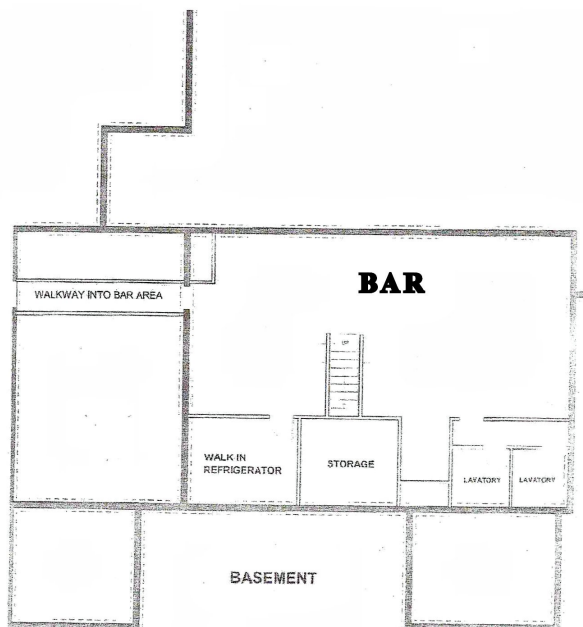


2ND FLOOR



3RD FLOOR

FLOOR PLAN - BASEMENT



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