



6632 Main  
Street  
Gloucester,  
Virginia

**For more Information please contact:**

**Mac Houtz**  
Drucker & Falk, LLC  
11824 Fishing Point Drive  
Newport News, Virginia 23606  
757.873.1401  
mhoutz@druckerandfalk.com

**DF.**  
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BY DRUCKER+FALK

# Property Overview

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## Description:

Large commercial building in a thriving downtown community setting. 6632 Main Street is a 15,000 square foot mixed use building originally constructed as an automobile dealership. This property has off street parking, as well as a fenced rear yard, and offers several different scenarios for owner-user or investment/redevelopment. The rear portion of the building is an open warehouse with high ceilings and good column spacing. Originally constructed in 1930, the building was heavily renovated by the current owner in 2009.

## Location:

6632 Main Street is located in the heart of historic Gloucester Courthouse. The Village area is an important business hub for Gloucester County and boasts a healthy population of office professionals, foot traffic retail, and independent restaurants. Less than two miles from Walter Reed Hospital and Fox Mill Centre, twenty minutes to York County.

## Lot:

.747 Acres, with 125 feet of frontage on Main Street and 271 feet of frontage on Botetourt Avenue.

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## Size:

15,330 square foot building, divided as follows: 5,300 sq. ft. of ground floor retail or office space, 2,600 sq. ft. of upstairs office space, 7,400 sq. ft. of light industrial.

## Zoned:

B-2, Village Business

## Existing Revenue:

The frontage portion of the building (approximately 4,500 sq. ft.) is currently leased.

## Price:

\$1,400,000

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# Maps





