

SALE

MOUNT LEBANON BAPTIST CHURCH

19 Scrabble Road Boston, VA 22713



PROPERTY DESCRIPTION

19 Scrabble Road presents a unique opportunity to acquire a property with both character and history in scenic Rappahannock County. Located in Boston, Virginia, this offering was previously home to Mt. Lebanon Baptist Church and provides a distinctive setting for a variety of potential uses. Positioned with convenient access to Sperryville, Washington, Warrenton, Culpeper, Route 211, and Route 522, the property offers an appealing blend of rural charm, accessibility, and historic identity.

PROPERTY HIGHLIGHTS

- 8,734 SF historic building with character and presence
- Prominent road frontage offering excellent visibility and signage opportunity
- Zoned Agricultural (AG), allowing for a variety of potential uses
- Conveniently located just minutes beyond Culpeper with easy access to surrounding areas
- Ideal for special purpose or church use with flexible layout

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	3.2 Acres
Building Size:	8,734 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	39	1,460	6,985
Total Population	75	3,817	18,971
Average HH Income	\$140,685	\$125,343	\$122,152

Brian Cunningham, CCIM
(540) 429-3414

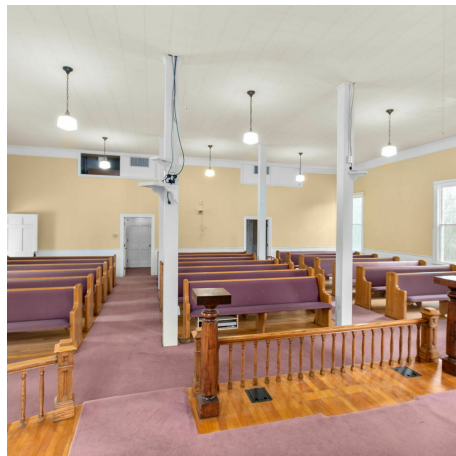


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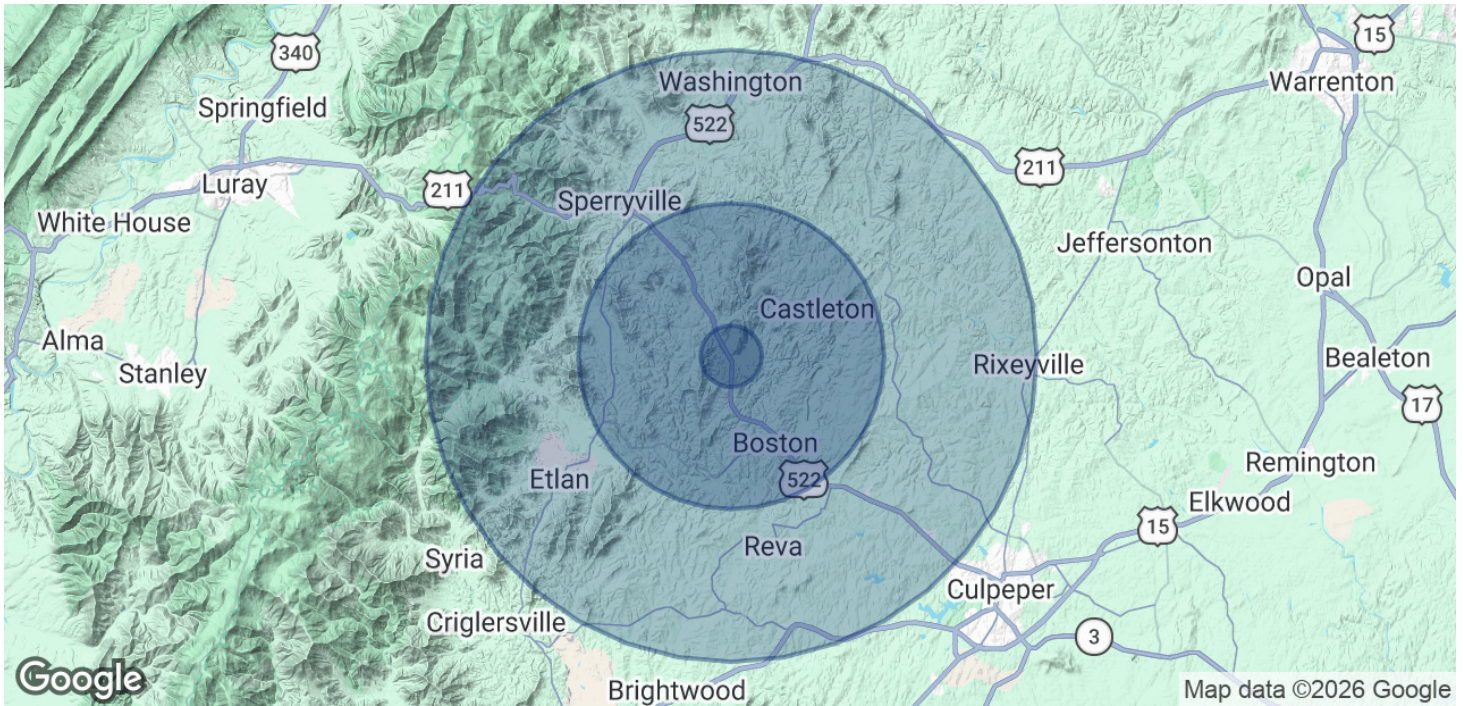


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	75	3,817	18,971
Average Age	56.9	45.9	45.5
Average Age (Male)	57	50.5	45.3
Average Age (Female)	55.3	43.1	47.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	39	1,460	6,985
# of Persons per HH	1.9	2.6	2.7
Average HH Income	\$140,685	\$125,343	\$122,152
Average House Value	\$455,255	\$410,023	\$429,843

2023 American Community Survey (ACS)

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