

8414 W Main St | Marshall, Virginia

6 Multi-Use Units | FOR SALE



LP \$1,400,000

For more information, please contact the Listing Agents:

**Chris & Debbie Cloud**

Strategic Consulting Firm & Professional Brokerage  
Real Estate - Sustainability - Wellness - Community

9335 Crest Hill Road, VA 20115

office 540-680-3168

Debbie Cloud, Principal 571-469-1068

debbie@cdencompass.com





# 8414 WEST MAIN STREET | Marshall, Virginia



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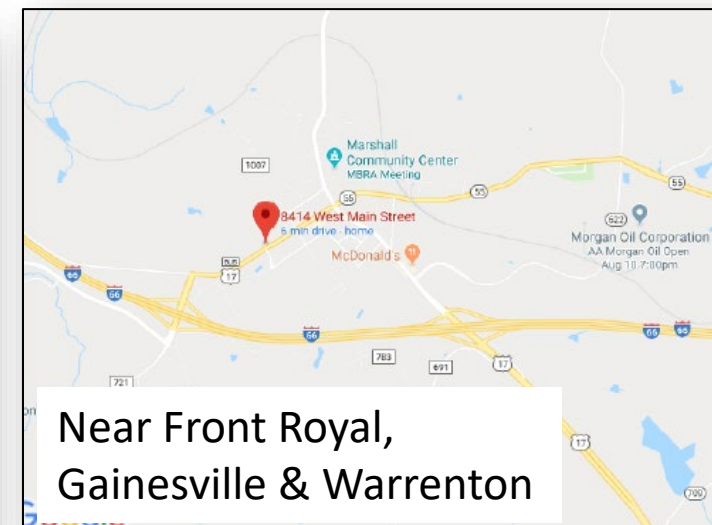
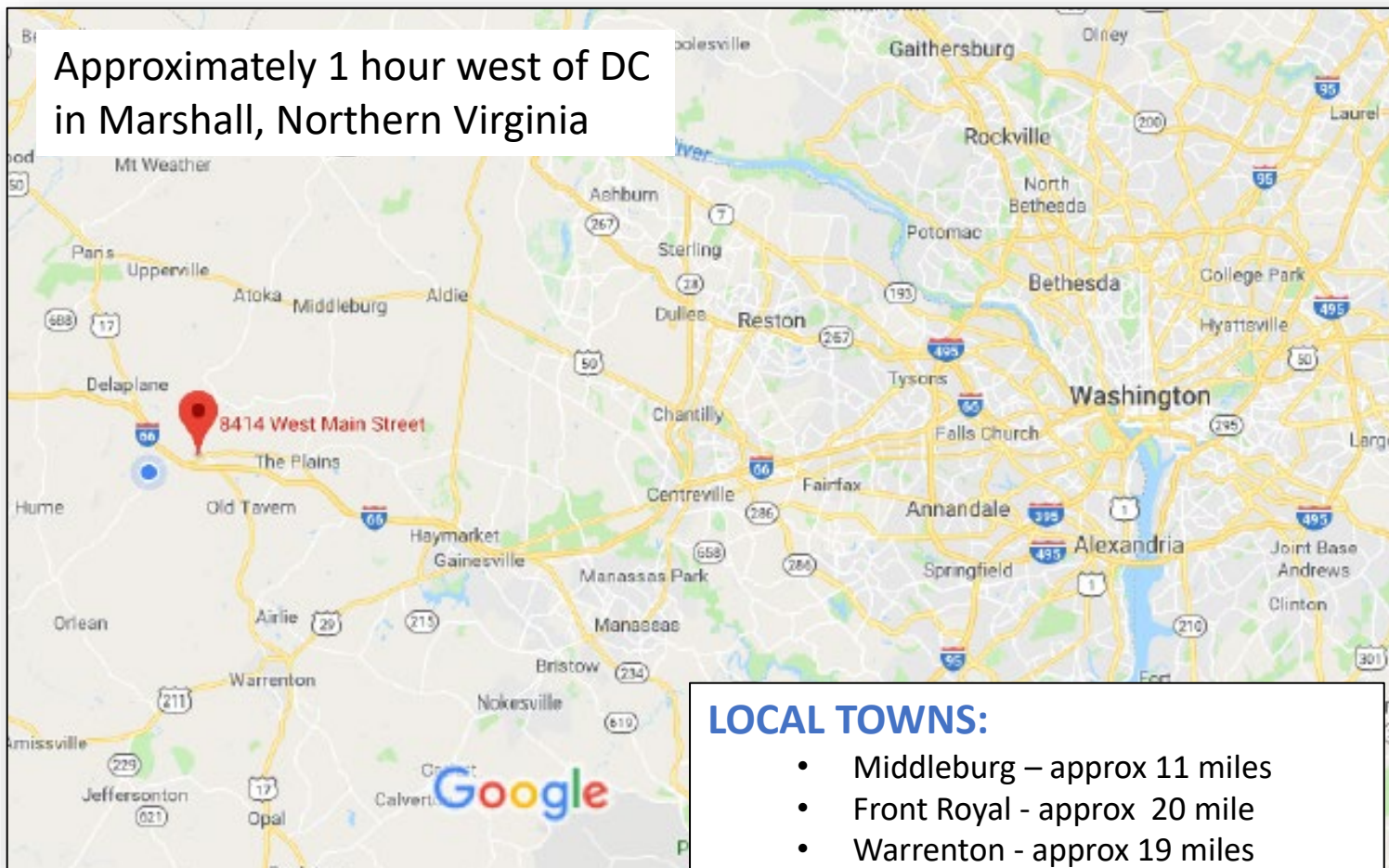
# 8414 WEST MAIN STREET | Marshall, Virginia



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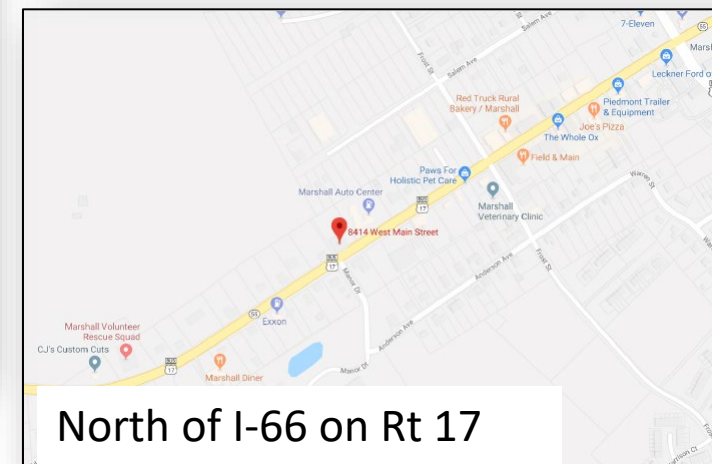


# 8414 WEST MAIN STREET | Marshall, Virginia



## LOCAL TOWNS:

- Middleburg – approx 11 miles
- Front Royal - approx 20 mile
- Warrenton - approx 19 miles
- Gainesville - approx 19 miles
- FairFax - approx 37 miles
- DC - approx 50 miles



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## MAIN ST RESTAURANTS

Field & Main  
Whole Ox  
Red Truck Rural Bakery  
Marshall Diner  
Nick's Deli & Grocery  
La Palmita Market  
Blue Mtn Seafood  
Cup Cake Heaven  
Half Past Moon Coffee Buzz

## OTHER BUSINESSES

Hayfields  
Marshall Curated  
Joan of Art  
Silent Partners  
Piedmont Equipment  
Tractor Supply  
Soils Inc  
Teakle Insurance  
State Farm Insurance  
7-11  
Gas Stations  
Banks  
Vets  
Beauty Salons

*\*More business in shopping center in Marshall Gateway*

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# Marshall Main Street Buildings



RETAIL & 5 RENTAL UNITS



Coffee Bookstore (coming soon)



MARSHALL DAY SPA Coffee Shop



GENTLE HARVEST Closed



THE RED TRUCK BAKERY



FIELD & MAIN RESTAURANT



THE WHOLE OX BUTCHERY



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PROPERTY DETAILS

Property:	8414 West Main Street, Marshall, Virginia – Fauquier County MLS# VAFQ2014738		
GPIN:	6969-58-0236 (.58 ac)	Legal Description: LOT 9	
Location:	The Property is located in the heart of Marshall on West Main Street between the two Marshall I-66 Exits 27 & 28. The Property is 50 miles from NVA/DC Area.		
Acreage:	.58 acres	Built: 1929	
Zoning:	Marshall Town – Uses by Right	Current Use: Commercial & Residential	
Description:	<b>Excellent Investment Opportunity</b> – Typically 100% occupancy (subject to leases). Currently Owner Operator opportunity. Store for lease. Older historic property for sale that can be upgraded or left AS IS currently generating income. Options abound in this expanding area. Come out and see this Small-Town Community as the 2nd largest town in Fauquier County. Horse country, rolling hills, open spaces, wineries, and quaint small-town living add to the lure of Marshall. This gateway to Northern Piedmont is straight out from the DC area (59 miles from the Capital) with easy access off I66 with high tourist traffic located between exits 27-28 in Marshall VA. "Marshall Town" zoning is more flexible for Main Street towns combining commercial with residential to create a "downtown" environment. The building is +/-5400sf on a .58 acre lot. The retail front commercial space +/-2200sf. The total potential commercial space is +/-3000sf. There is approximately 2300sf of residential apartment space. There is an easement on the west side of the property for the new homes to access Main Street making this property a prime location for business and tenants.		
Improvements:	Approx 5262sf - 2984sf Store w/ multiple rooms & entrances with 2278 sf (3) apartments (1-2BR & 2-1Br)		
Utilities:	Electric, Public Sewer & Water		
Price:	\$1,400,000		







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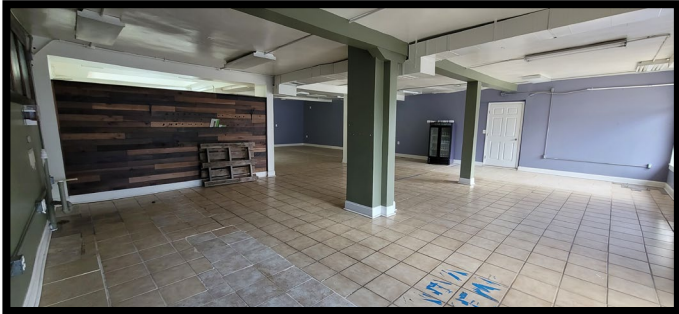


## Previous Tenant **NOVA HEMP** 2550 sf approx



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2 Front Entrances & 3 Picture Windows



View from Back of Space



Front of House with Space to Build

## Front of House Commercial Shell

2200 sf approx



Skylight adds to light with Front Windows



Back of house access





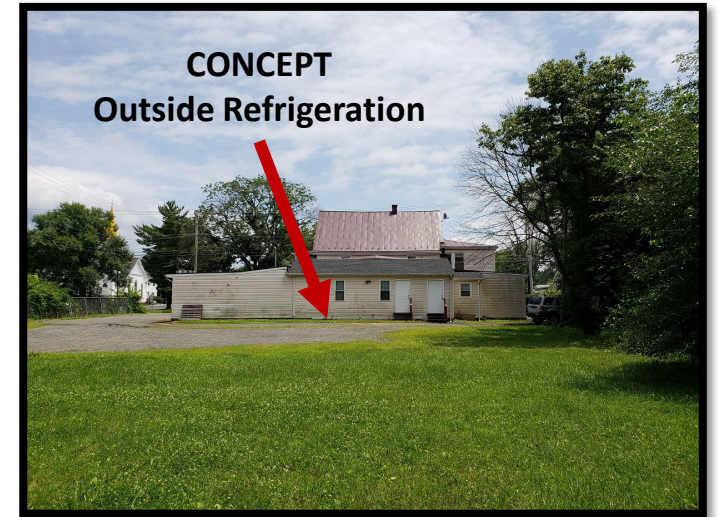
# MAIN STREET VENUE | Marshall, Virginia



CONCEPT Commercial Kitchen



CONCEPT Commercial Kitchen



CONCEPT Designated Parking Spaces

## Back of House Staff & Office

750sf approx



CONCEPT Dry Storage / Office



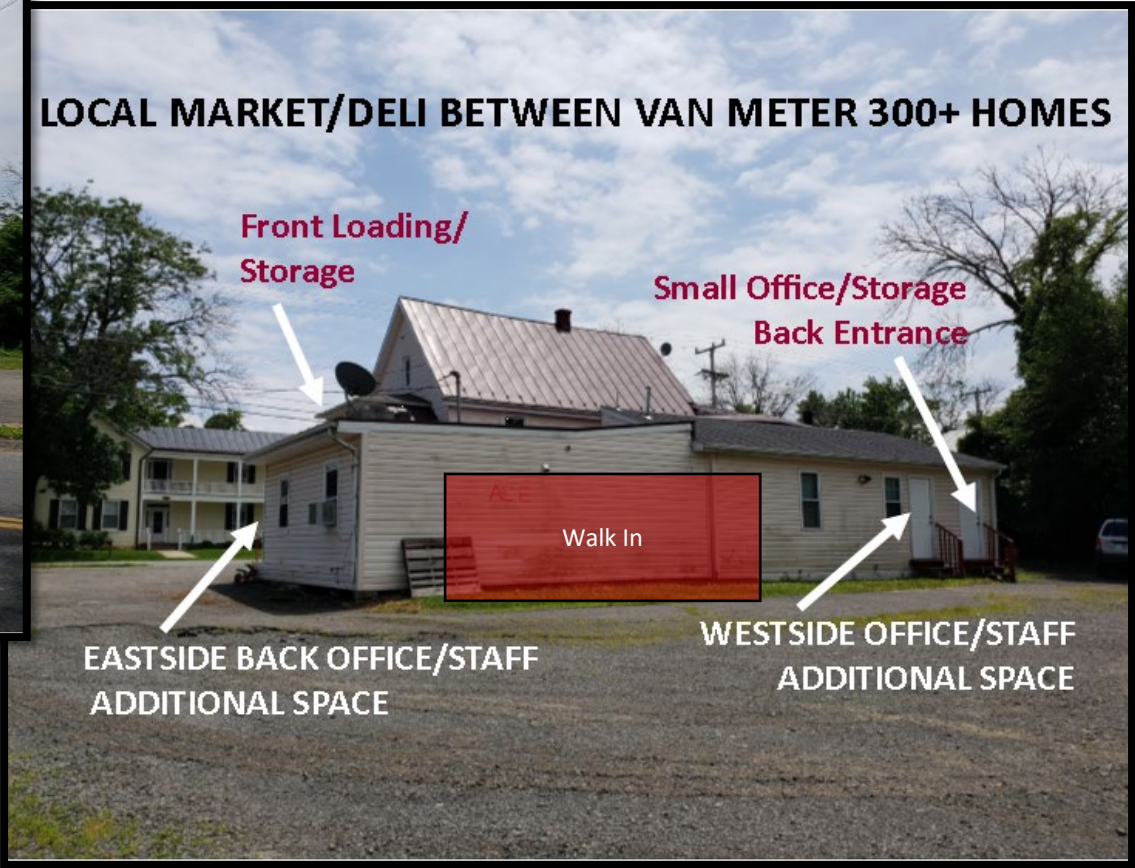
CONCEPT Dry Storage / Office

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**Concept suggestions:**

**SPLIT RAIL FENCE** on east side between driveways with plantings.

**TRELLIS** to the east by sign with floral vines.

**PLANTERS** under windows  
with seasonal flowers &  
greenery

## DOORS improved new doors to match design of pub

**PARKING** delineated



## Walking Path

## Parking & Fence

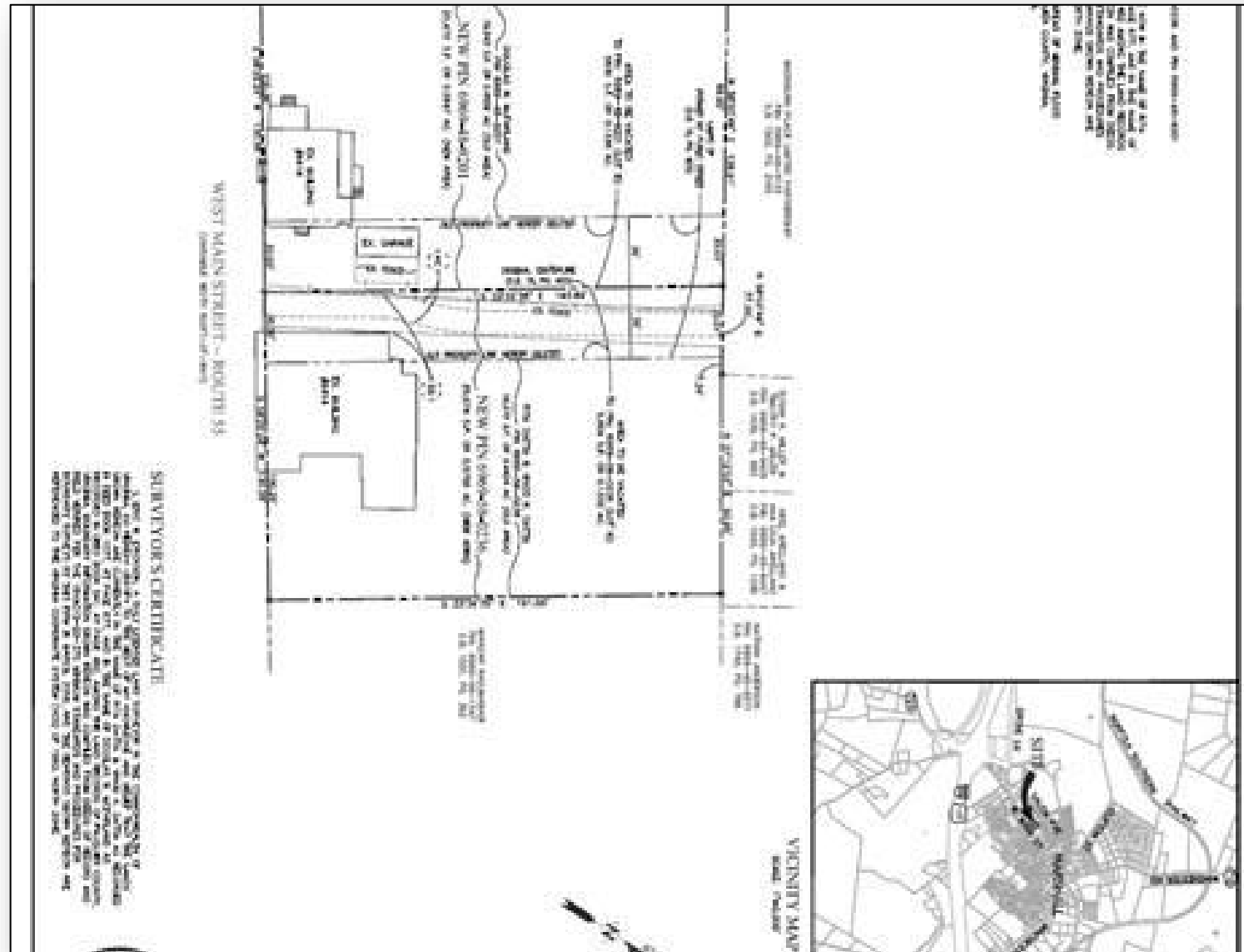


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## MAIN STREET VENUE | Marshall, Virginia



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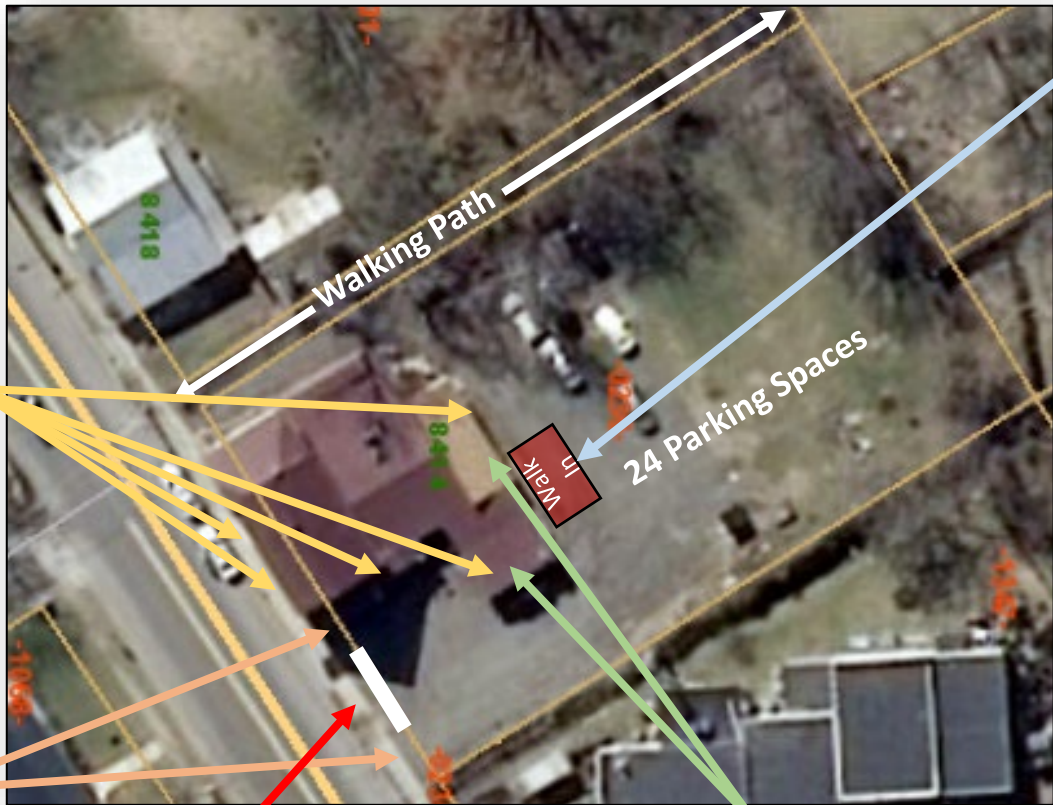


## Concept Site Plan

5-6 Existing Entrances

Driveway Entrances

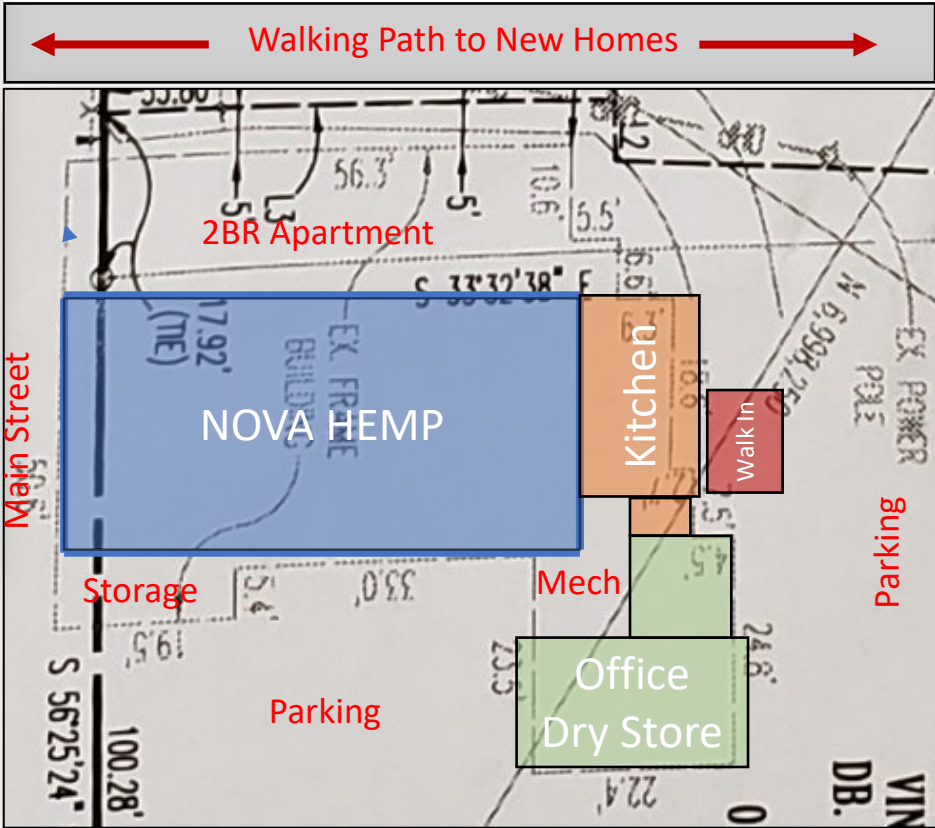
CONCEPT  
Split Rail Landscaped  
Entrance



CONCEPT  
Kitchen & Dry Storage/Office

CONCEPT Walk In Refrigeration

## CONCEPT FIRST FLOOR LAYOUT







## Residential Apartments

(3) Apts  
2278 sf approx  
(1) 2BR & (2) 1BR



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# MAIN STREET VENUE | Marshall, Virginia



8414 W MAIN ST



VAN METRE HOMES

Walking Path Easement



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**Commercial  
& Residential**  
5262 sf approx

Unit & Use	SF	Tenant	Lease	Rents
Commercial - Retail & Office	2200sf appx of 2984sf	Commercial Tenant	Available Now	\$3500 plus CAM
Unit 1	1300 sf approx. of 2278sf 2BR & 1BA	Tenant 1	10/31/23 extended mo to mo	\$1450 plus electricity
Unit 2	450 sf approx. of 2278sf 1BR & 1BA	Tenant 2	Available 12/1/24	\$1350 plus electricity
Unit 3	528 sf approx of 2278sf 1BR & 1.5BA	Tenant 3	1/31/25	\$1350 plus electricity
Unit 4	400 sf approx. of 2984sf 1BR & 1BA	Tenant 4	Month to month	\$1050 with utilities included
Unit 5 Back office & Kitchen	350 sf approx. of 2984sf	Tenant 5	Month to month	\$1000 with utilities included
6 UNITS	5262 TOTAL SF	5 TENANTS	5 LEASES	\$9700/MO X12= \$116,400/YR



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**ANNUAL INCOME:**

**\$116,400\*\***

**ANNUAL EXPENSES:**

**\$16,224**

**NET INCOME:**

**\$100,176**

$$100,176 / 1,400,000 = 7.2 \text{ CAP RATE}$$

\* Subject to current leases  
month to month & annual leases

\*\* Potential Income with 100% occupancy



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VDOT Permit (renew 2052)  
Boundary Adjustment  
From 1950s Widening of RT 55  
Leaving a 5ft Encroachment

J2 Engineers along with  
Ashwell & Ashwell secured  
indefinite permit for  
encroachment application  
approved County.

Commonwealth Of Virginia  
Department Of Transportation  
Land Use Permit

Permit No 746-21761  
Status EXTENDED

This permit only grants permission to use whatever rights the Commonwealth Transportation Board and the Department of Transportation have in the right of way and no more, and it is the obligation of the permittee to secure any other releases or permission that may be needed in order to perform the work.

Effective Date Nov 28, 2022      Expiration Date Apr 03, 2052      Reinstatement Date

<b>Permittee Information</b> Owner & Address Vinod and Rita Datta 6843 Murray Lane Annandale Virginia 22003-1973 Contact Vinod Datta Phone# 703-906-5727 Fax# 24 Hr#	<b>Your Job#</b> Agent Contact Vinod Datta Phone# 703-906-5727 Fax# 24 Hr#	<b>Surety &amp; Account Receivable Information</b> Name Surety Account Surety Type Amount Obligation Amount 0.00 Surety Holder CUSTOMER
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**AUTHORIZATION:** In compliance with your application, permission is hereby given insofar as the Commonwealth Transportation Board has the right, power, and authority under sections 33.2 - 210,33.2 - 240,33.2 - 241 of the Code of Virginia as amended, to grant by Special Agreement and/or by Land Use Permit for you to perform the work and or activity(s) described below.

**Location**  
County/City/Town Fauquier County  
From Route Number 1003  
To Route Number 1020  
Highway Route(s) 55 - Main Street  
From Route Name Frost Street  
To Route Name Emerald Lane

**Work Description** The permittee/agent must contact the VDOT Customer Service Center at 1-800-367-7623 a minimum of 48 hours prior to initiating any excavation within 1,000 feet of a signalized intersection and/or VDOT ITS infrastructure.

Building encroaches the VDOT ROW. Owner seeks permit recognizing and allowing encroachment to stand indefinitely unless or until VDOT requires an expansion of the ROW on Route 55. At that time all items to include building, porch, flower pots, landscaping and any other item within the VDOT right of way will be moved at the owners expense. VDOT is also aware of a public right of way encroachment into the building on the side lot. This is being addressed with the owner and Fauquier County. All non fixed objects(flower pots, tables, chairs, signs, etc) shall be removed from the ROW with this permit.

Payment Reference	Payment Date	Payment Type	Payment Amount
8703	11/28/2022	Check	\$100.00

Applicant has complied with VA Code Section 56-265.15 Affidavit is attached.

**TERMS:** Applicable as stated in the VDOT Land Use Permit Regulations (current edition) and/or as per approved plans, and/or regulatory instructions, including but not limited to the LUP-SPG and/or agreement(s) attached hereto.

**COMMONWEALTH TRANSPORTATION BOARD**  
☒ Call before you dig  
☐ Allow the required time for marking  
☐ Respect and protect the marks/tags  
☐ Excavate carefully

By: Benjamin M. Davidson  
Ben Davidson, PE  
Date: 2024.11.07 07:22:05 PM  
Nov 01, 2024

☐ When checkbox is marked, by approving this permit, the issuing official certifies that the entrance was designed in accordance with Appendix F of the Road Design Manual

**FINAL INSPECTION & SURETY REQUIREMENTS:** Upon completion of the work or activity(s) authorized under this Land Use Permit, the permittee shall contact the following office in writing or by electronic communication to request final inspection and release of the surety obligation for this permit.

Warrenton Residency  
457 East Shirley Avenue ben.davidson@vdot.virginia.gov  
Warrenton VA 20186

Permit No 746-21761      VDOT's Web Site: www.vdot.virginia.gov      Permittee Copy

**SURVEYOR'S CERTIFICATE**

I, EMILY W. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE RECORDS OF THE COMMONWEALTH OF VIRGINIA. INFORMATION SHOWN HEREON IS NOW IN THE NAME OF RITA DATTA & VINOD K. DATTA AS RECORDED IN D.B. 1077 AT PG. 677, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

SHOULD MY SERVICES BE RETAINED FOR THE PURPOSES OF SETTING IRON PIPES, S40 IRON PIPES WILL BE SET IN ACCORDANCE WITH THE LAND DEVELOPMENT AND SUBDIVISION ORDINANCE OF FAUQUIER COUNTY, VIRGINIA.

EMILY W. ERICKSON  
Lic. No. 2658  
10/18/2022  
LAND SURVEYOR



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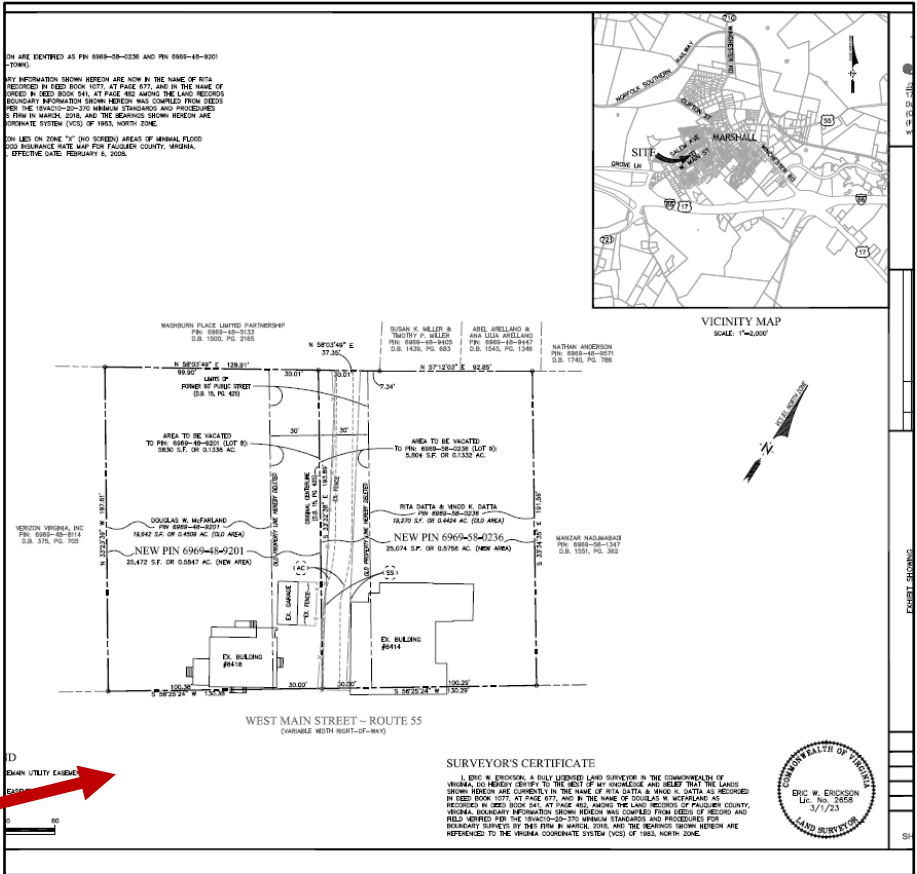


TO BE  
Finalized  
May 2023

# Working with Fauquier County

Boundary Adjustment  
From original 30ft road  
to 10ft foot path

J2 Engineers along with  
Ashwell & Ashwell for a new  
Plat & Boundary Adjustment  
completed. County Application  
for abandonment of old road and  
recordation of new easement.



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Client One Line

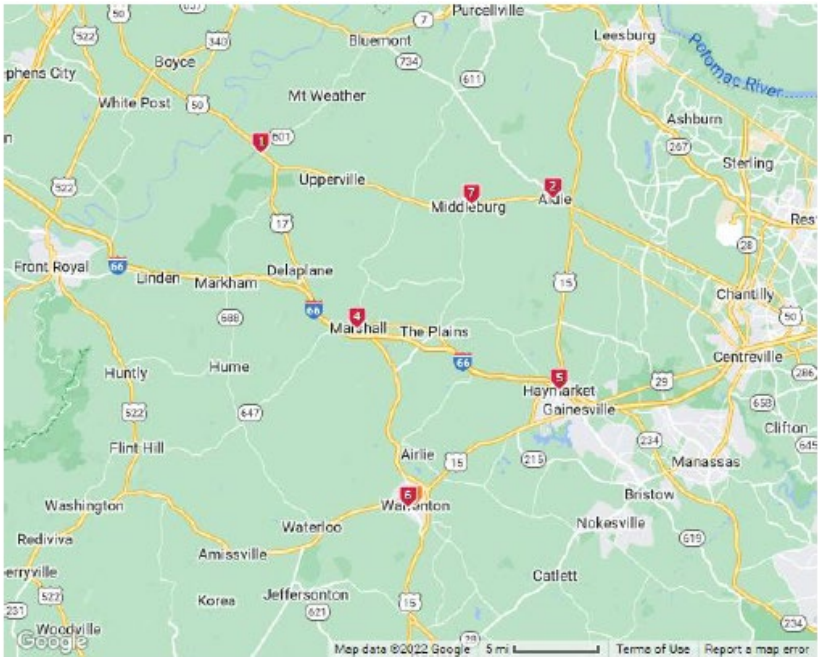
Distance	MLS #	Type	Status	Address	City	County	Business Use	Date	Price
9.8 mi	<a href="#">VALO2018394</a>	COM	CLS	104 & 106 S Pendleton St	Middleburg	Loudoun, VA	Storage, Warehou	10/17/23	\$1,000,000
12.3 mi	<a href="#">VAFQ2001874</a>	COM	CLS	819 James Madison Hwy	Warrenton	Fauquier, VA	Flex, Warehouse	08/26/24	\$1,220,000
9.7 mi	<a href="#">VALO2077898</a>	COM	A/C	207 W Washington St W	Middleburg	Loudoun, VA	Other, Other/Gen	08/27/24	\$1,250,000
0.1 mi	<a href="#">VAFQ2010292</a>	COM	CLS	8393 W Main St	Marshall	Fauquier, VA	Banquet Facility/L	05/09/24	\$1,420,000
12.6 mi	<a href="#">VAPW2067378</a>	COM	A/C	14920 Washington St	Haymarket	Prince William, VA	Other/General Rel	08/15/24	\$1,500,000
10.1 mi	<a href="#">VALO2034562</a>	COM	CLS	204 E Washington St	Middleburg	Loudoun, VA	Professional	11/29/23	\$1,750,000
10.0 mi	<a href="#">VAFQ2002164</a>	COM	CLS	310 Broadview Ave	Warrenton	Fauquier, VA	Medical, Other, Ot	10/18/23	\$1,825,000

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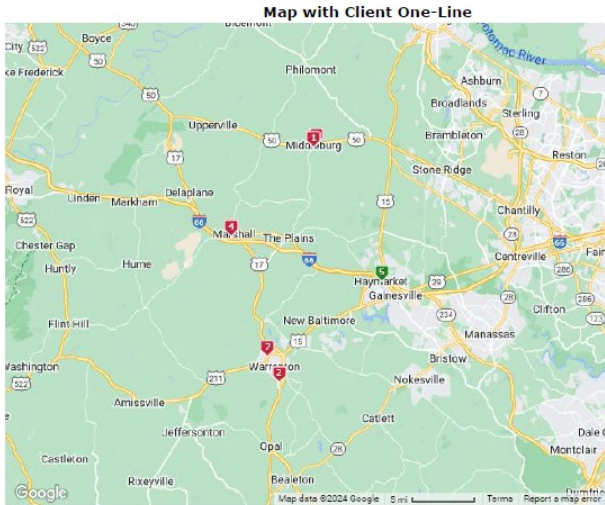
CURRENT  
MARKET  
COMPARISONS



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CURRENT  
MARKET  
COMPARISONS



104 & 106 S Pendleton St  
Middleburg, VA 20117  
D2018394  
\$1,000,000  
Closed  
BR/FB/HB: Year Built: 1975  
Acres: 0.30 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Driveway DOM/CDOM: 506 / 506  
Subd/Nghbhd:  
Basement:  
Paul MacMahon (19475)  
Sheridan-MacMahon Ltd. (SHM1)



819 James Madison Hwy  
Warrenton, VA 20186  
VAFQ2001874  
\$1,220,000  
Closed  
BR/FB/HB: Year Built: 1909  
Acres: 3.00 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Driveway, Parking DOM/CDOM: 893 / 893  
Subd/Nghbhd:  
Basement:  
Mr. Bill Chipman III (23313)  
Cres, Inc. (CRS11)



207 W Washington St W  
Middleburg, VA 20117  
VALO2077898  
\$1,250,000  
Active Under Contract  
BR/FB/HB: Year Built: 1949  
Acres: 0.14 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Parking Lot DOM/CDOM: 14 / 14  
Subd/Nghbhd: MIDDLEBURG  
Basement:  
Helen MacMahon (19903)  
Sheridan-MacMahon Ltd. (SHM1)



8393 W Main St  
Marshall, VA 20115  
VAFQ2010292  
\$1,420,000  
Closed  
BR/FB/HB: Year Built: 1909  
Acres: 0.36 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Parking Lot DOM/CDOM: 148 / 148  
Subd/Nghbhd:  
Basement:  
Mr. Bill Chipman III (23313)  
Cres, Inc. (CRS11)



14920 Washington St  
Haymarket, VA 20169  
VAPW2067378  
\$1,500,000  
Active Under Contract  
BR/FB/HB: Year Built: 1922  
Acres: 0.74 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Parking Lot DOM/CDOM: 149 / 850  
Subd/Nghbhd:  
Basement:  
Candida Verrilli (3002502)  
Wright Realty, Inc. (WRGT1)



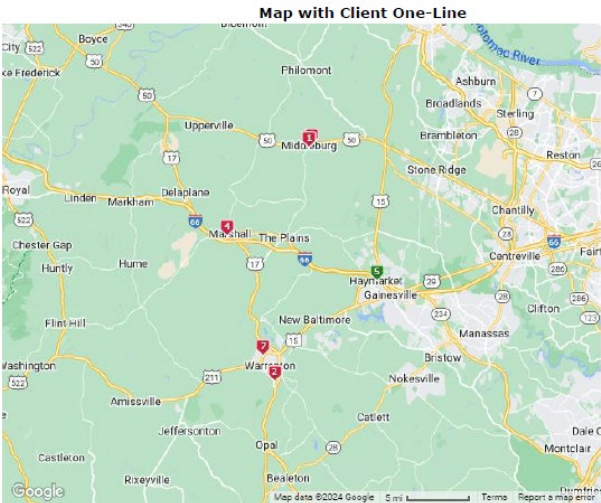
204 E Washington St  
Middleburg, VA 20117  
VALO2034562  
\$1,750,000  
Closed  
BR/FB/HB: Year Built: 1780  
Acres: 0.52 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Parking Lot DOM/CDOM: 344 / 344  
Subd/Nghbhd: MIDDLEBURG  
Basement:  
William F.X. Moody (9818)  
Washington Fine Properties, LLC (WFP1)



CURRENT  
MARKET  
COMPARISONS



310 Broadview Ave  
Warrenton, VA 20186  
VAFQ2002164  
\$1,825,000  
Closed  
BR/FB/HB: Year Built: 1990  
Acres: 1.27 HOA Fee: No  
Total SQFT: Condo Fee: No  
Parking: Parking Lot DOM/CDOM: 630 / 630  
Subd/Nghbhd: BROADVIEW ACRES  
Basement: No  
Ed Wright (61152)  
Wright Realty, Inc. (WRGT1)



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Commercial Sale Stats - Analysis Detail Report

Active Under Contract      2 LISTINGS

	List Price	Orig. Price	= % of	DOM	CDOM	Age
207 W Washington St W	\$1,250,000	\$1,250,000	100.00	14	14	75
14920 Washington St	\$1,500,000	\$1,500,000	100.00	149	850	102
Low	\$1,250,000	\$1,250,000	100.00	14	14	75
High	\$1,500,000	\$1,500,000	100.00	149	850	102
Median	\$1,375,000	\$1,375,000	100.00	82		
Average	\$1,375,000	\$1,375,000	100.00	82		

Closed      5 LISTINGS

Price when initially entered					Price at time of sale						
	Closed Price - Concession	= Net Price	/ Orig. Price =	% Of	Closed Price - Concession	= Net Price /	List Price =	% Of	DOM	CDOM	Age
104 & 106 S Pendleton St	\$1,000,000	\$1,000,000	\$1,400,000.00	71.43	\$1,000,000	\$1,000,000	\$1,250,000	80.00	506	506	49
819 James Madison Hwy	\$1,220,000	\$1,220,000	\$1,295,000.00	94.21	\$1,220,000	\$1,220,000	\$1,295,000	94.21	893	893	115
8393 W Main St	\$1,420,000	\$1,420,000	\$1,950,000.00	72.82	\$1,420,000	\$1,420,000	\$1,700,000	83.53	148	148	115
204 E Washington St	\$1,750,000	\$1,750,000	\$2,295,000.00	76.25	\$1,750,000	\$1,750,000	\$1,850,000	94.59	344	344	244
310 Broadview Ave	\$1,825,000	\$1,825,000	\$1,975,000.00	92.41	\$1,825,000	\$1,825,000	\$1,975,000	92.41	630	630	34
Low	\$1,000,000	\$1,000,000	\$1,295,000	71.43	\$1,000,000	\$1,000,000	\$1,250,000	80.00	148	148	34
High	\$1,825,000	\$1,825,000	\$2,295,000	94.21	\$1,825,000	\$1,825,000	\$1,975,000	94.59	893	148	244
Median	\$1,420,000	\$1,420,000	\$1,950,000	76.25	\$1,420,000	\$1,420,000	\$1,700,000	92.41	506	506	115
Average	\$1,443,000	\$1,443,000	\$1,783,000	81.42	\$1,443,000	\$1,443,000	\$1,614,000	88.95	504	504	111

Report Totals      Properties: 7

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$1,250,000	\$1,250,000	71.43	\$1,000,000		\$1,000,000	14	14	34
High	\$1,975,000	\$2,295,000	94.21	\$1,825,000		\$1,825,000	893	893	244
Median	\$1,500,000	\$1,500,000	76.25	\$1,420,000		\$1,420,000	344	506	102
Average	\$1,545,714	\$1,666,429	81.42	\$1,443,000		\$1,443,000	383	484	105

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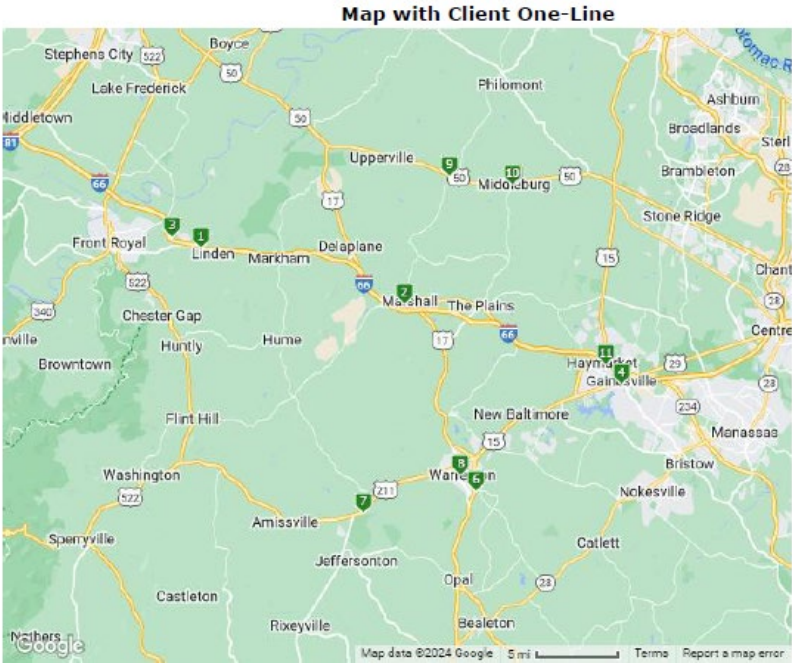


Client One Line

Distance	MLS #	Type	Status	Address	City	County	Business Use	Date	Price
12.8 mi	<a href="#">VAWR2006386</a>	COM	ACT	5239 John Marshall Hwy #B	Linden	Warren, VA	Auto Related, Oth	08/31/23	\$1,299,999
0.0 mi	<a href="#">VAFQ2014738</a>	COM	ACT	8414 W Main St	Marshall	Fauquier, VA	Apartment Buildin	11/18/24	\$1,400,000
14.7 mi	<a href="#">VAWR2009004</a>	COM	ACT	1743 & 1759 Dismal Hollow	Front Royal	Warren, VA	Auto Related, Con	09/10/24	\$1,500,000
14.1 mi	<a href="#">VAPW2013228</a>	COM	ACT	7580 Huron Dr	Gainesville	Prince William, VA	Banquet Facility/L	12/02/21	\$1,500,000
9.9 mi	<a href="#">VALO2080980</a>	COM	ACT	17 S Madison St	Middleburg	Loudoun, VA	Other/General Rel	10/01/24	\$1,550,000
12.3 mi	<a href="#">VAFQ2005264</a>	COM	ACT	6418 - #E1 OLD MEETZE RO	Warrenton	Fauquier, VA	Flex, Warehouse	07/05/22	\$1,895,000
13.0 mi	<a href="#">VACU2009244</a>	COM	ACT	1431 Welding	Warrenton	Culpeper, VA	Other, Parking Lot	11/07/24	\$2,000,000
11.0 mi	<a href="#">VAFQ2002166</a>	COM	ACT	50 Culpeper St	Warrenton	Fauquier, VA	Professional	08/29/23	\$2,200,000
8.2 mi	<a href="#">VAFQ2003364</a>	COM	ACT	1468 & 1466 Atoka	Marshall	Fauquier, VA	Supermarket/Gro	05/03/23	\$2,700,000
9.8 mi	<a href="#">VALO2072074</a>	COM	ACT	200 W Washington St	Middleburg	Loudoun, VA	Restaurant/Bar	10/28/24	\$2,800,000
12.8 mi	<a href="#">VAPW2079220</a>	COM	ACT	14801 Washington St	Haymarket	Prince William, VA	Auto Related, Ban	09/16/24	\$2,875,000

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CURRENT  
MARKET  
COMPARISONS



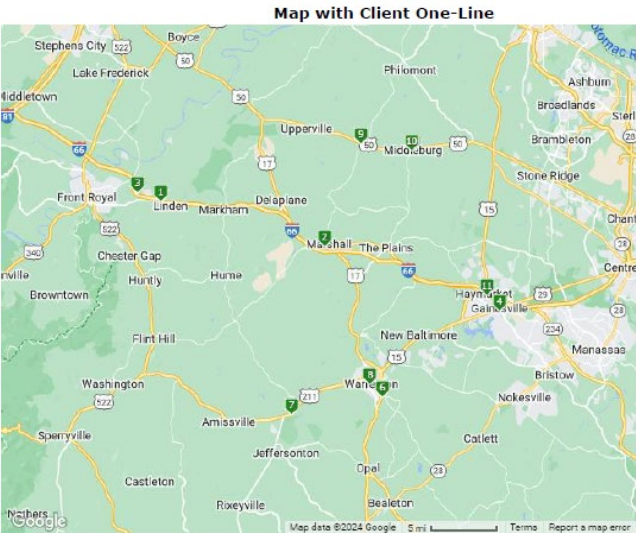
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**Chris & Debbie Cloud**  
Strategic Consultants & Professional Realtors®  
Real Estate - Sustainability - Wellness - Community



CURRENT  
MARKET  
COMPARISONS



5239 John Marshall Hwy #B  
Linden, VA 22642

BR/FB/HB:  
Acres: 2.07  
Total SQFT:  
Parking: Parking Lot

1206386  
1,299,999  
Active  
Year Built: 1980  
HOA Fee:  
Condo Fee:  
DOM/CDOM: 446 / 446

Subd/Nghbhd:  
Basement:  
Julie Nesbitt (3026942)  
Nesbitt Realty (CNOA1)



8414 W Main St  
Marshall, VA 20115

BR/FB/HB:  
Acres: 0.57  
Total SQFT:  
Parking: Driveway, On Street

VAFQ2014738  
\$1,400,000  
Active  
Year Built: 1929  
HOA Fee:  
Condo Fee:  
DOM/CDOM: 1 / 2052

Subd/Nghbhd: MARSHALL  
Basement:  
Debbie Cloud (3224278)  
God & Country Real Properties (GNCRP1)



1743 & 1759 Dismal Hollow Rd  
Front Royal, VA 22630

BR/FB/HB:  
Acres: 8.00  
Total SQFT:  
Parking: Other Parking

VAWR2009004  
\$1,500,000  
Active  
Year Built: 1950  
HOA Fee:  
Condo Fee:  
DOM/CDOM: 70 / 70

Subd/Nghbhd:  
Basement:  
John Cantrell (20962)  
RE/MAX Real Estate Connections (RAES1)



7580 Huron Dr  
Gainesville, VA 20155

BR/FB/HB:  
Acres: 2.41  
Total SQFT:  
Parking: No Parking

VAPW2013228  
\$1,500,000  
Active  
Year Built: 1900  
HOA Fee:  
Condo Fee:  
DOM/CDOM: 1083 / 1083

Subd/Nghbhd:  
Basement:  
Ed Wright (61152)  
Wright Realty, Inc. (WRGT1)



17 S Madison St  
Middleburg, VA 20117

BR/FB/HB:  
Acres: 0.07  
Total SQFT:  
Parking: On Street, Parking Lot

VALO2080980  
\$1,550,000  
Active  
Year Built: 1953  
HOA Fee:  
Condo Fee:  
DOM/CDOM: 49 / 49

Subd/Nghbhd: TOWN OF MIDDLEBURG  
Basement:  
Cricket Bedford (78767)  
Thomas and Talbot Estate Properties, Inc. (TATEP1)



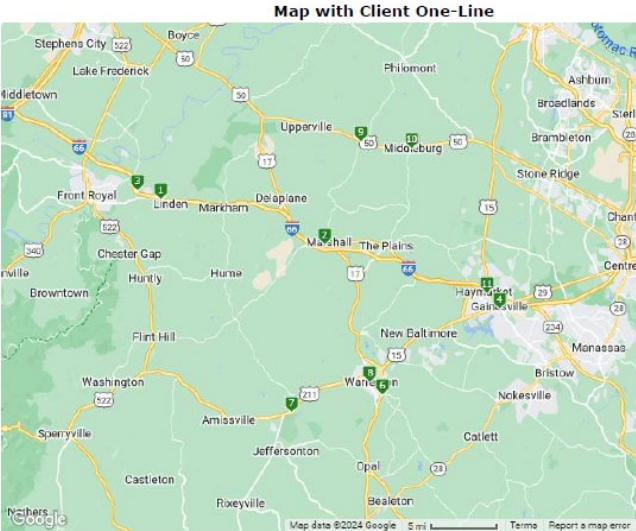
6418 - #E1 OLD MEETZE ROAD #1D  
Warrenton, VA 20187

BR/FB/HB:  
Acres:  
Total SQFT:  
Parking: Parking Lot

VAFQ2005264  
\$1,895,000  
Active  
Year Built: 2002  
HOA Fee:  
Condo Fee:  
DOM/CDOM: 868 / 868

Subd/Nghbhd:  
Basement:  
Mr. Bill Chipman III (23313)  
Cres, Inc. (CRS11)

CURRENT  
MARKET  
COMPARISONS



**1431 Welding**  
Warrenton, VA 20186  
**VACU2009244**  
**\$2,000,000**  
Active  
BR/FB/HB: Year Built: 1985  
Acres: 4.62 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Other Parking, DOM/CDOM: 12 / 12  
Parking Lot  
Subd/Nghbhd:  
Basement:  
Amy Cooper (95760)  
The Realty Solutions Group, . LLC. (RSGL1)



**50 Culpeper St**  
Warrenton, VA 20186  
**VAFQ2002166**  
**\$2,200,000**  
Active  
BR/FB/HB: Year Built: 1976  
Acres: 0.75 HOA Fee: No  
Total SQFT: Condo Fee:  
Parking: Parking Lot DOM/CDOM: 804 / 1834  
Subd/Nghbhd:  
Basement:  
Ed Wright (61152)  
Wright Realty, Inc. (WRGT1)



**1468 & 1466 Atoka**  
Marshall, VA 20115  
**VAFQ2003364**  
**\$2,700,000**  
Active  
BR/FB/HB: Year Built: 1890  
Acres: 1.00 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Parking Lot DOM/CDOM: 1000 / 1000  
Subd/Nghbhd:  
Basement:  
Paul MacMahon (19475)  
Sheridan-MacMahon Ltd. (SHM1)

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**200 W Washington St**  
Middleburg, VA 20117  
**VALO2072074**  
**\$2,800,000**  
Active  
BR/FB/HB: Year Built: 1981  
Acres: 0.16 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: On Street, Parking Lot DOM/CDOM: 37 / 37  
Subd/Nghbhd: MIDDLEBURG  
Basement:  
Laura Farrell (3068046)  
TTR Sotheby's International Realty (TTRS10)



**14801 Washington St**  
Haymarket, VA 20169  
**VAPW2079220**  
**\$2,875,000**  
Active  
BR/FB/HB: Year Built: 1909  
Acres: 0.92 HOA Fee:  
Total SQFT: Condo Fee:  
Parking: Driveway DOM/CDOM: 64 / 64  
Subd/Nghbhd: HAYMARKET  
Basement:  
Chris Hall (3356709)  
EXP Realty, LLC (EXPY1)



Commercial Sale Stats - Analysis Detail Report

Active		11 LISTINGS					
		List Price	Orig. Price	= % of	DOM	CDOM	Age
5239 John Marshall Hwy #B		\$1,299,999	\$1,333,333	97.50	446	446	44
8414 W Main St		\$1,400,000	\$1,400,000	100.00	1		
1743 & 1759 Dismal Hollow Rd		\$1,500,000	\$1,500,000	100.00	70	70	74
7580 Huron Dr		\$1,500,000	\$1,400,000	107.14	1,083	1,083	124
17 S Madison St		\$1,550,000	\$1,550,000	100.00	49	49	71
6418 - #E1 OLD MEETZE ROAD #1D		\$1,895,000	\$1,895,000	100.00	868	868	22
1431 Welding		\$2,000,000	\$2,000,000	100.00	12	12	39
50 Culpeper St		\$2,200,000	\$2,100,000	104.76	804	1,834	48
1468 & 1466 Atoka		\$2,700,000	\$2,700,000	100.00	1,000	1,000	134
200 W Washington St		\$2,800,000	\$2,800,000	100.00	37	37	43
14801 Washington St		\$2,875,000	\$2,875,000	100.00	64	64	115
Low		\$1,299,999	\$1,333,333	97.50	1	12	22
High		\$2,875,000	\$2,875,000	107.14	1,083	2,052	134
Median		\$1,895,000	\$1,895,000	100.00	70	446	71
Average		\$1,974,545	\$1,959,394	100.85	403	683	74

Report Totals

Properties: 11

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$1,299,999	\$1,333,333					1	12	22
High	\$2,875,000	\$2,875,000					1,083	2,052	134
Median	\$1,895,000	\$1,895,000					70	446	71
Average	\$1,974,545	\$1,959,394					403	683	74



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For more information & set up a viewing please contact:



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Strategic Consulting Firm & Professional Brokerage

**God & Country Real Properties - Brokerages**

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627 Hammonds Mill Road, Hedgesville, WV 25247

**540-680-3168**

