

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



CD ENCOMPASS

Chris & Debbie Cloud

8414 WEST MAIN STREET | Marshall, Virginia



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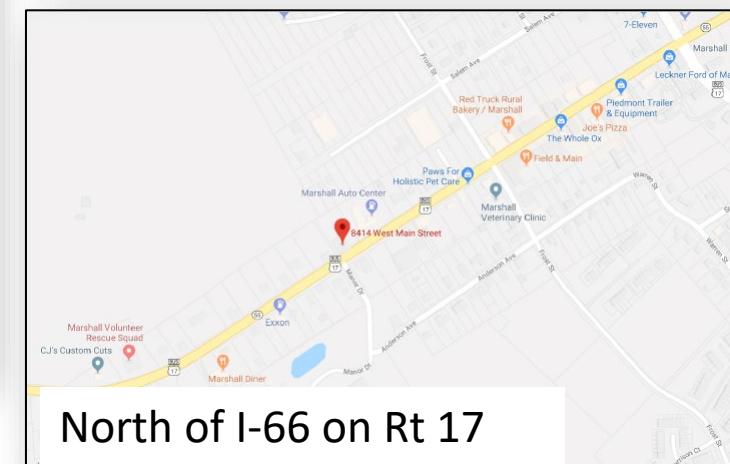
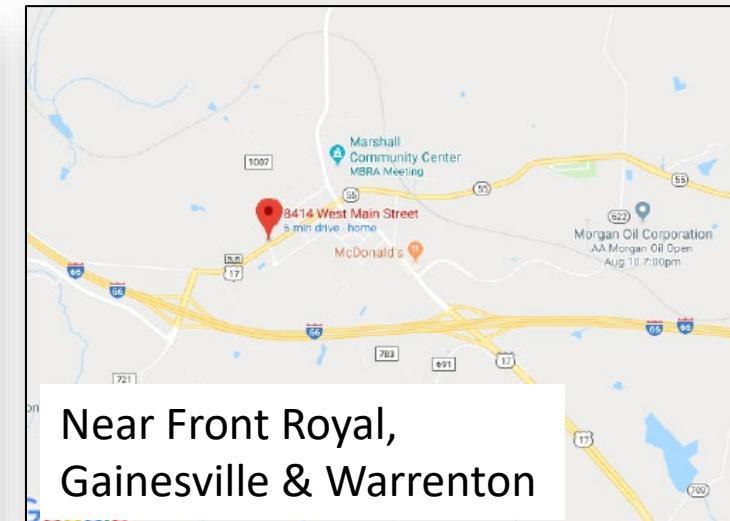
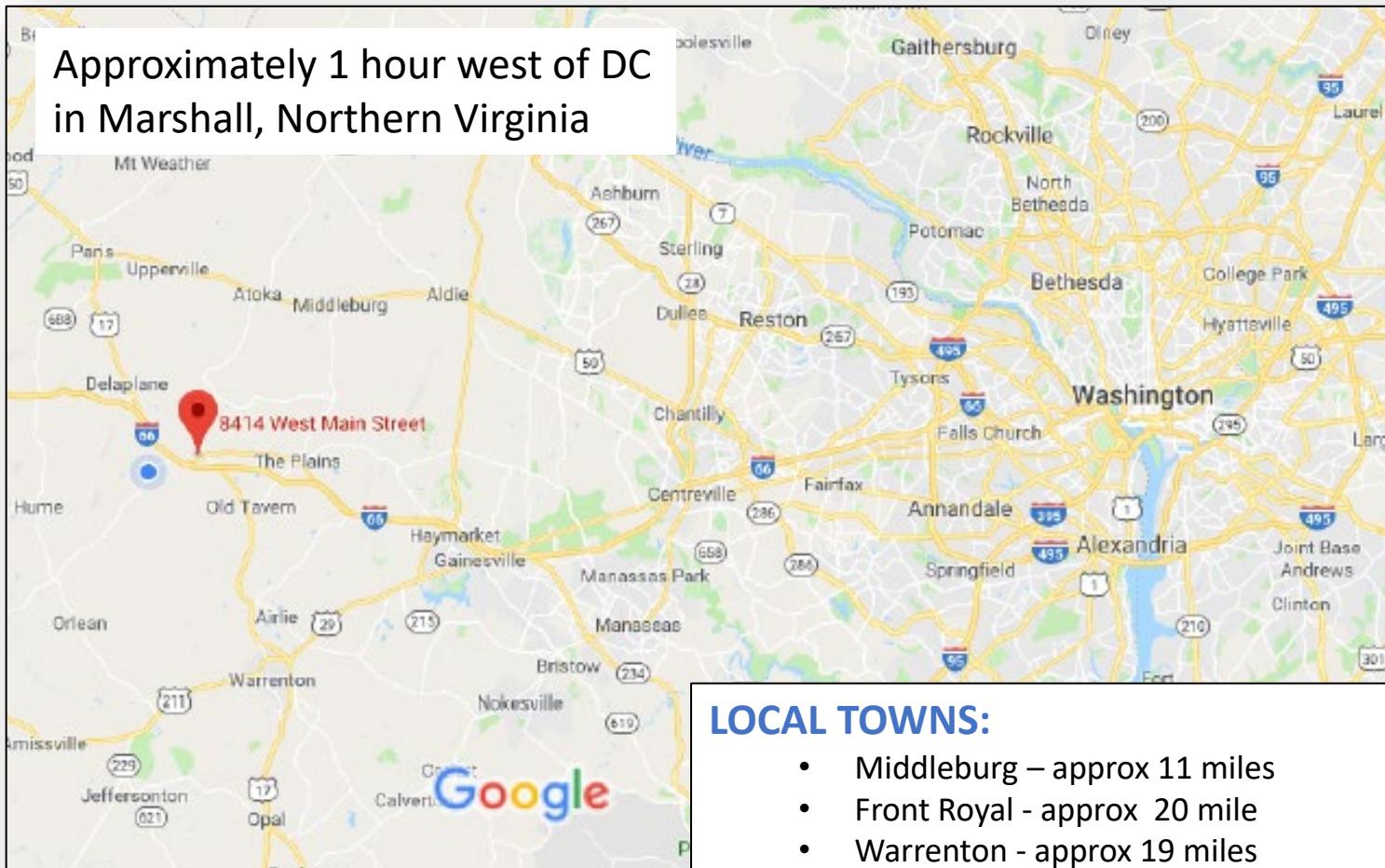
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MAIN ST RESTAURANTS

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

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THE RED TRUCK BAKERY

FIELD & MAIN RESTAURANT

THE WHOLE OX BUTCHERY

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: **Excellent Investment Opportunity** – 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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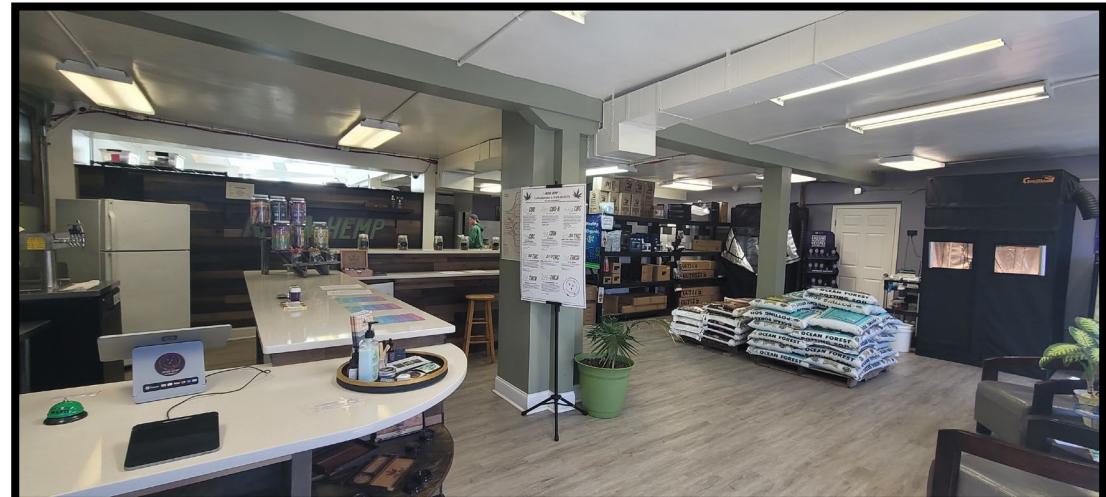
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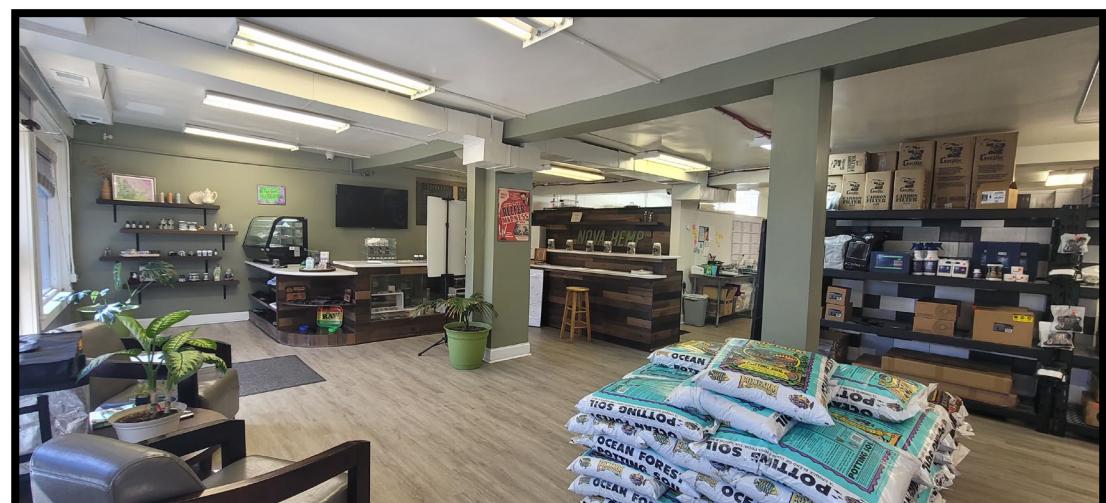


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**Previous
Tenant
NOVA HEMP**
2550 sf approx



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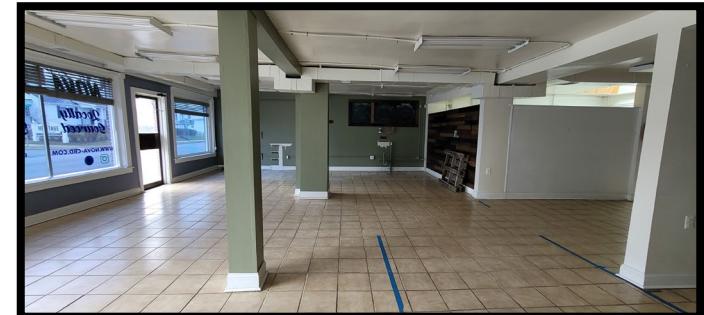
MAIN STREET VENUE | Marshall, Virginia



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



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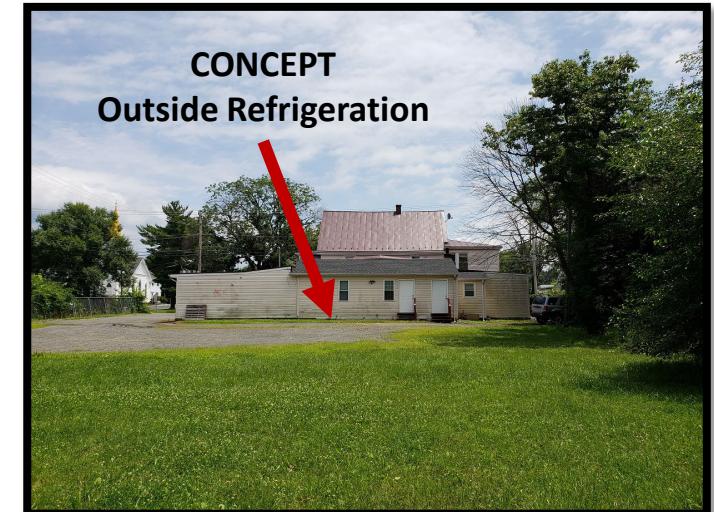
MAIN STREET VENUE | Marshall, Virginia



CONCEPT Commercial Kitchen



CONCEPT Commercial Kitchen



CONCEPT Delignated [sic] Parking Spaces

Back of House Staff & Office

750sf approx



CONCEPT Dry Storage / Office



CONCEPT Dry Storage / Office



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Simple Exterior Improvements

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

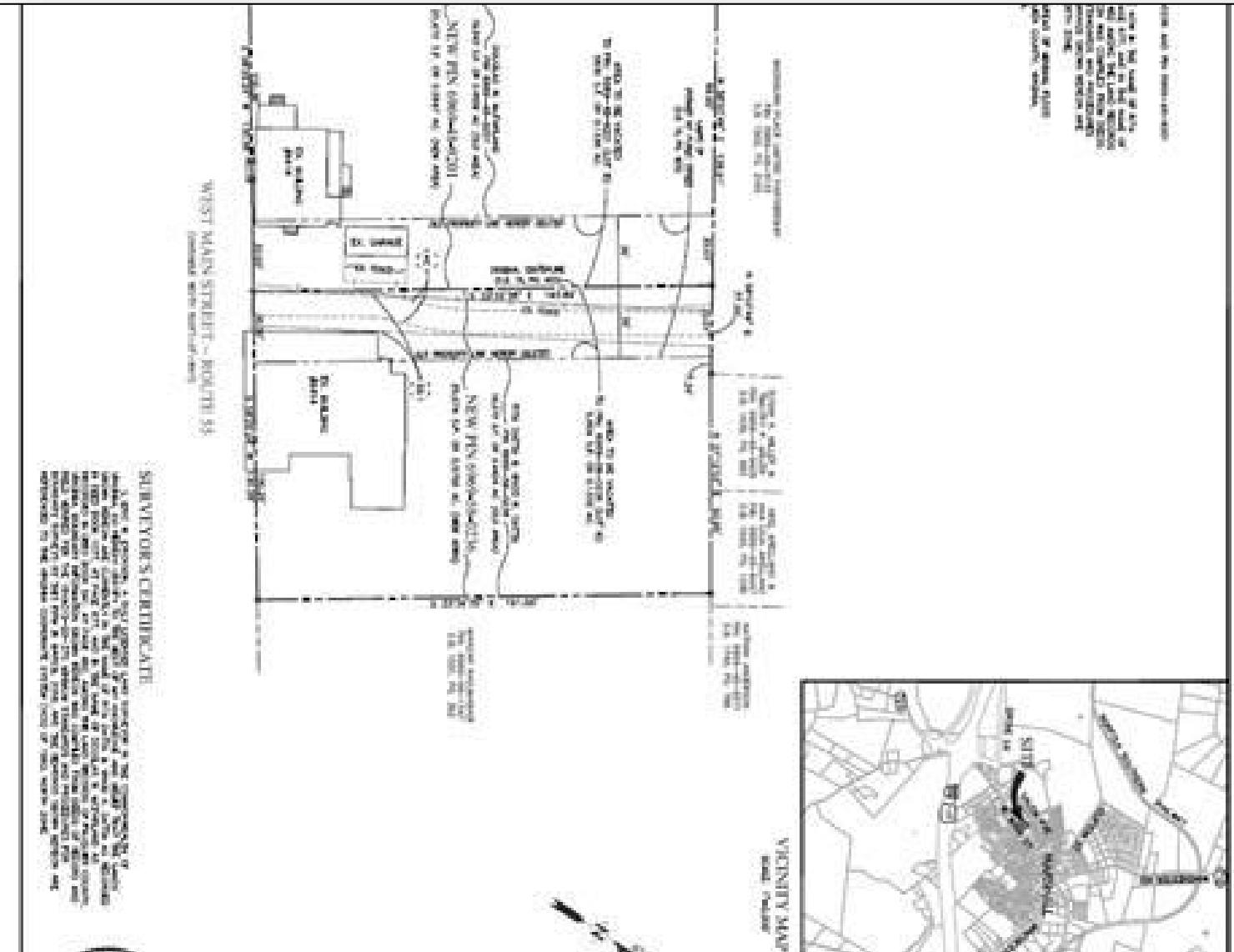


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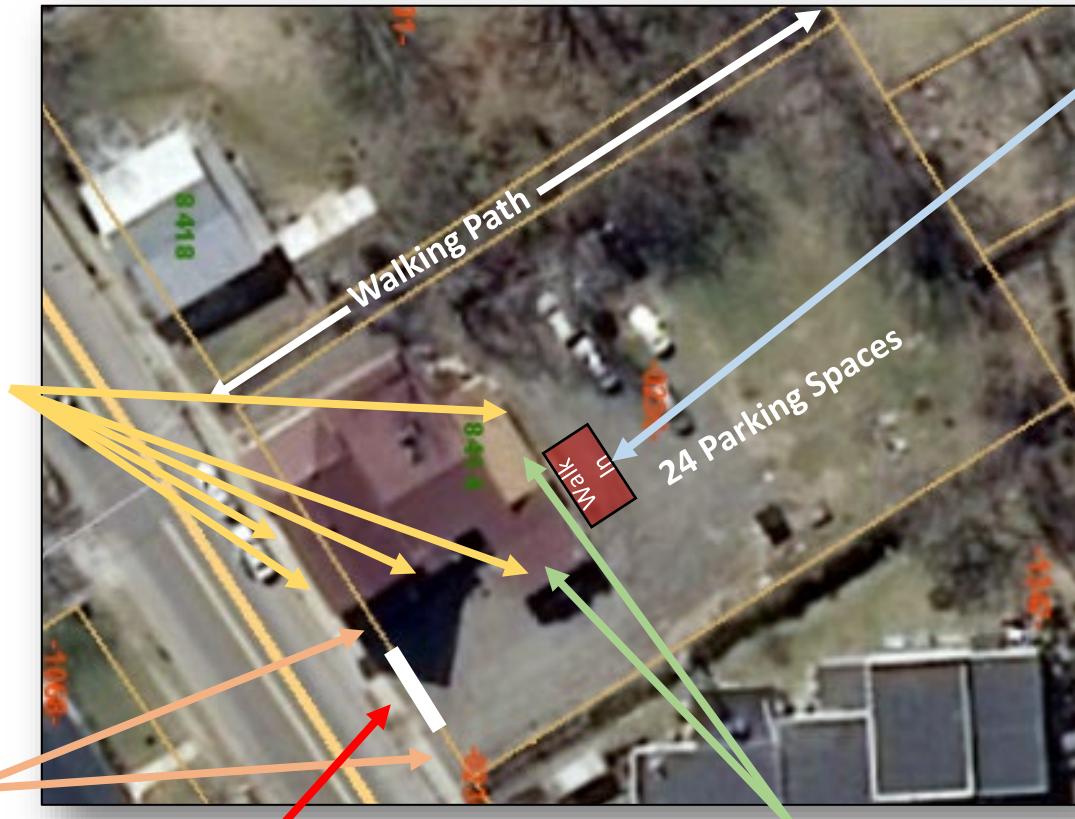


MAIN STREET VENUE | Marshall, Virginia

Concept Site Plan

5-6 Existing Entrances

Driveway Entrances



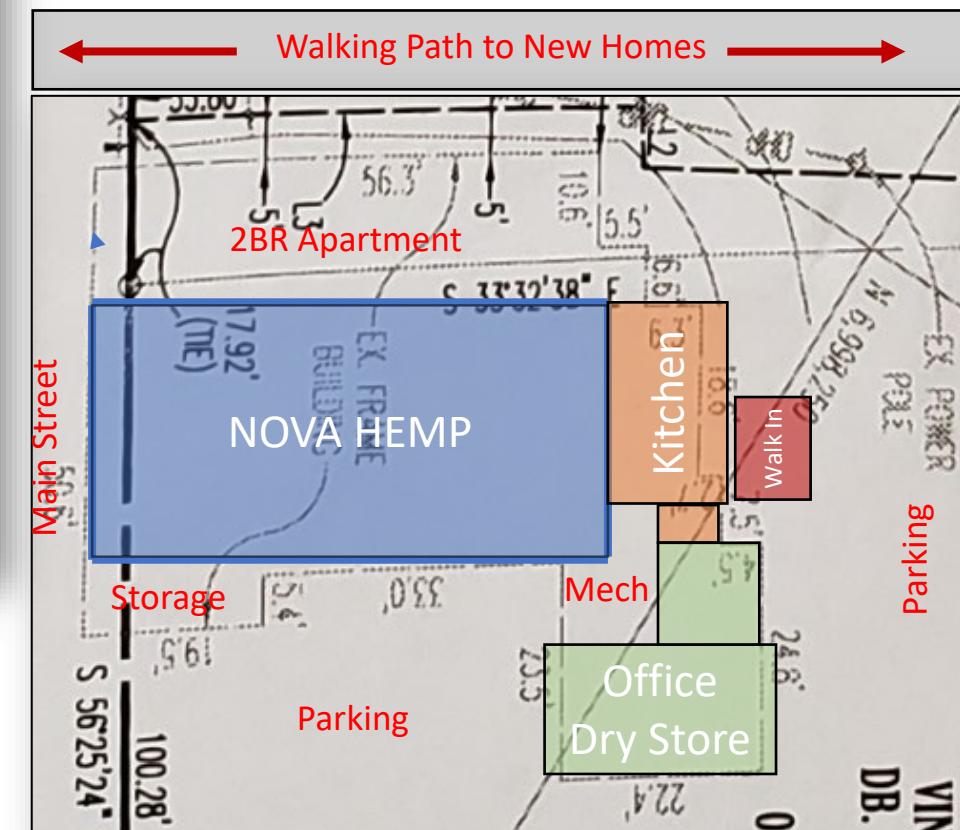
CONCEPT
Split Rail Landscaped
Entrance

CONCEPT

Kitchen & Dry Storage/Office

CONCEPT Walk In Refrigeration

CONCEPT
FIRST FLOOR LAYOUT



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Residential Apartments

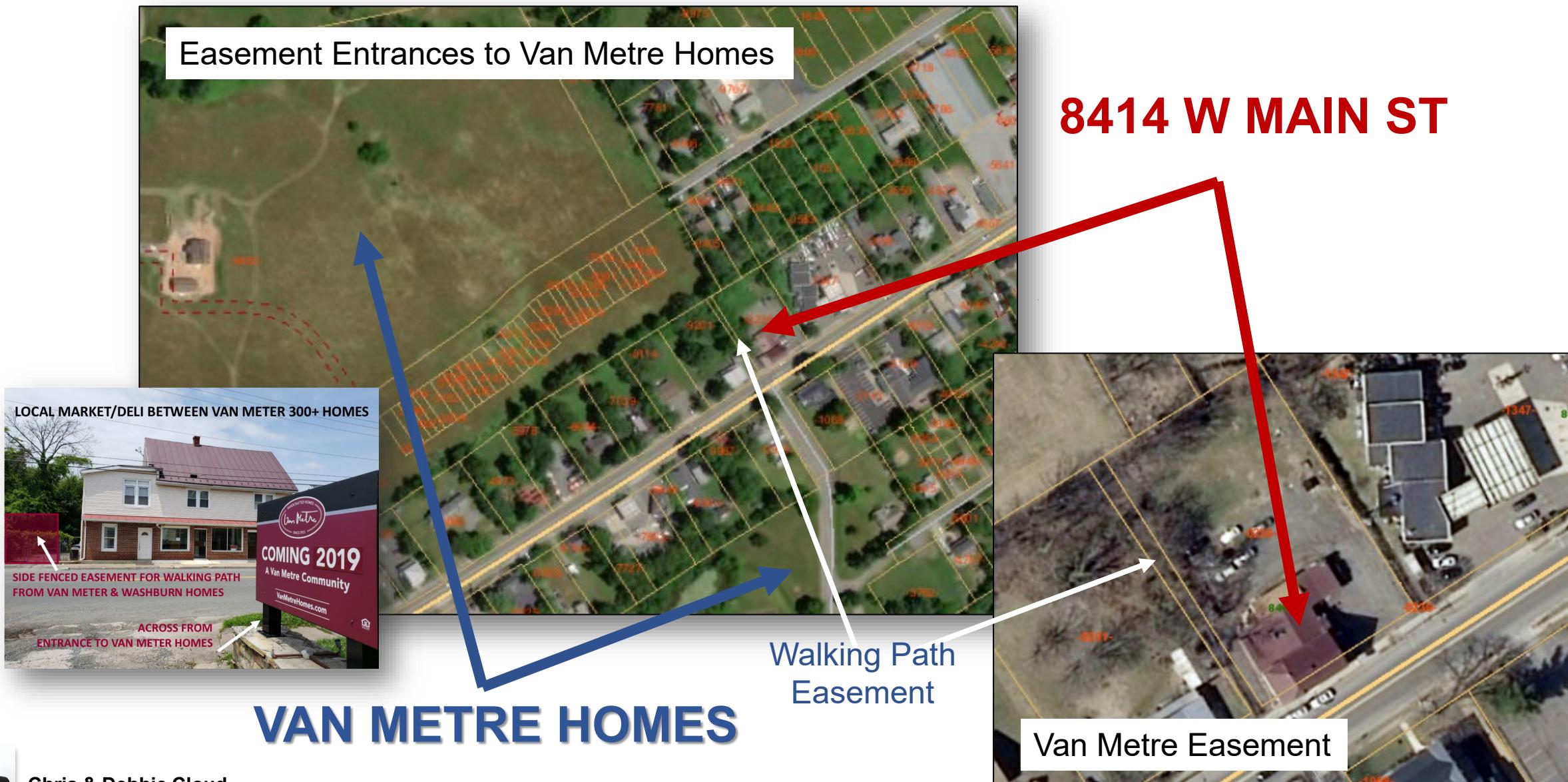
(3) Apts
2278 sf approx
(1) 2BR & (2) 1BR



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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 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		Permit No. 746-21761	
Department Of Transportation		Status EXTENDED	
Land Use Permit			
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	
Permittee Information		Your Job# Agent	
Owner & Address Vinod and Rita Datta 6843 Murray Lane Annandale, Virginia 22003-1973		Surety & Account Receivable Information	
Contact Vinod Datta Phone# 703-906-5727 Fax# 24 Hr#		Name Surety Account Surety Type Amount Obligation Amount 0.00 Surety Holder CUSTOMER	
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(ies) 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 including building, porch, flower pots, landscaping and any other item within the ROW that will be removed 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 8703	Payment Date 11/28/2022	Payment Type Check	Payment Amount \$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		C A R E	
<input checked="" type="checkbox"/> <small>Digitally signed by Benjamin M. Davison Date: 2022-01-18T10:22:00-05:00 E-mail: ben.davison@vdot.virginia.gov I, Benjamin M. Davison, am applying the document to the date: 2022-01-18T10:22:00-05:00 Ben Davison, PE</small>		<small>Call before you dig Allow the required time for marking Respect and protect the marks/flags Excavate carefully</small>	
<input type="checkbox"/> 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(ies) 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.davison@vdot.virginia.gov Warrenton VA 20186		Permit No. 746-21761 VDOT's Web Site: www.vdot.virginia.gov	
Permittee Copy			



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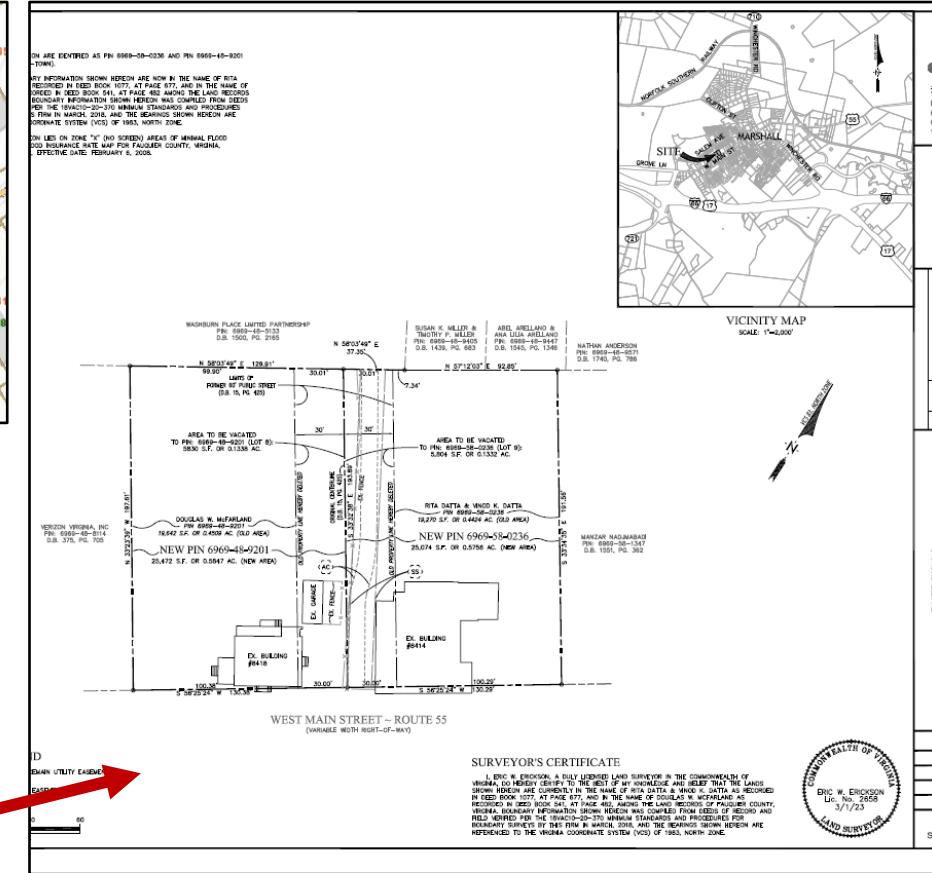




May Working with Fauquier County

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

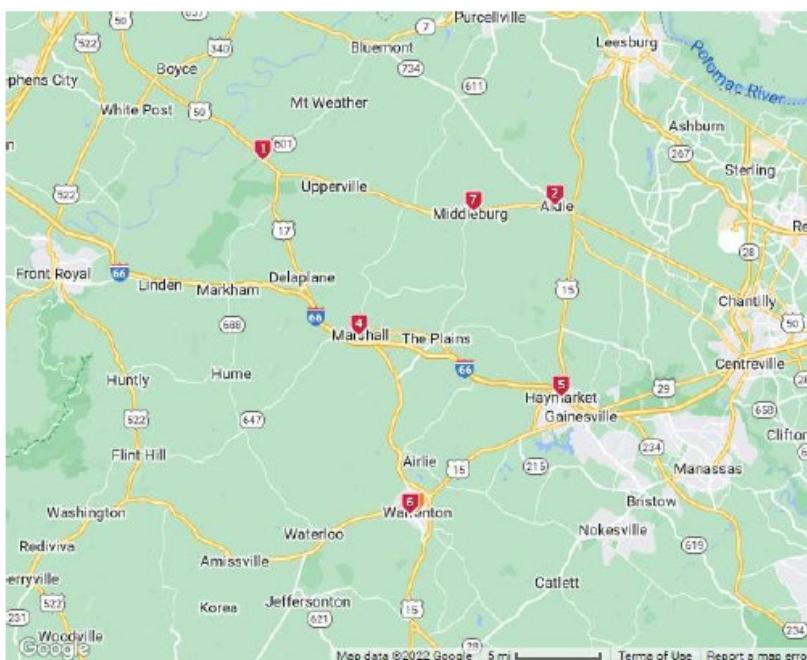
Distance	MLS #	Type	Status	Address	City	County	Business Use	Date	Price
9.8 mi	VALO2018394	COM	CLS	104 & 106 S Pendleton St	Middleburg	Loudoun, VA	Storage, Warehou	10/17/23	\$1,000,000
12.3 mi	VAFAQ2001874	COM	CLS	819 James Madison Hwy	Warrenton	Fauquier, VA	Flex, Warehouse	08/26/24	\$1,220,000
9.7 mi	VALO2077898	COM	A/C	207 W Washington St W	Middleburg	Loudoun, VA	Other, Other/Gen	08/27/24	\$1,250,000
0.1 mi	VAFAQ2010292	COM	CLS	8393 W Main St	Marshall	Fauquier, VA	Banquet Facility/L	05/09/24	\$1,420,000
12.6 mi	VAPW2067378	COM	A/C	14920 Washington St	Haymarket	Prince William, VA	Other/General Rel	08/15/24	\$1,500,000
10.1 mi	VALO2034562	COM	CLS	204 E Washington St	Middleburg	Loudoun, VA	Professional	11/29/23	\$1,750,000
10.0 mi	VAFAQ2002164	COM	CLS	310 Broadview Ave	Warrenton	Fauquier, VA	Medical, Other, Ot	10/18/23	\$1,825,000

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CURRENT MARKET COMPARISONS

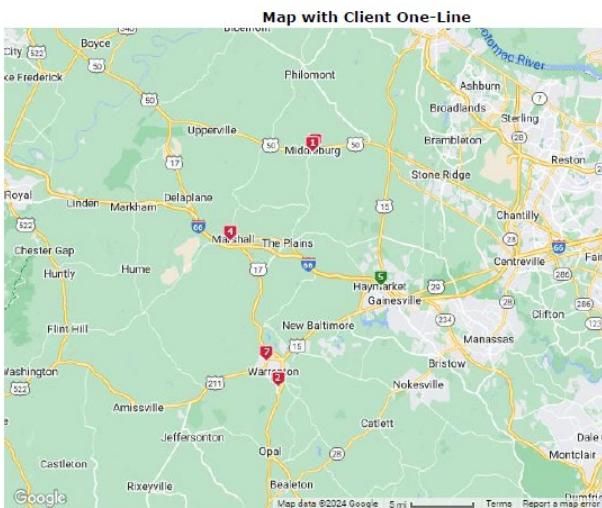


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CURRENT MARKET COMPARISONS



104 & 106 S Pendleton St
Middleburg, VA 20117

BR/FB/HB:

Acres: 0.30

Total SQFT:

Parking: Driveway

Subd/Nghbhd:

Basement:

Paul MacMahon (19475)

Sheridan-MacMahon Ltd. (SHM1)

D2018394
\$1,000,000
Closed

Year Built: 1975

HOA Fee:

Condo Fee:

DOM/CDOM: 506 /

506

Subd/Nghbhd:

Basement:

Mr. Bill Chipman III (23313)

Cres, Inc. (CRSI1)



819 James Madison Hwy
Warrenton, VA 20186

BR/FB/HB:

Acres: 3.00

Total SQFT:

Parking: Driveway, Parking

Lot

Subd/Nghbhd:

Basement:

Mr. Bill Chipman III (23313)

Cres, Inc. (CRSI1)

VAFQ2001874
\$1,220,000
Closed

Year Built: 1909

HOA Fee:

Condo Fee:

DOM/CDOM: 893 /

893

Subd/Nghbhd:

Basement:

Helen MacMahon (19903)

Sheridan-MacMahon Ltd. (SHM1)



207 W Washington St W
Middleburg, VA 20117

BR/FB/HB:

Acres: 0.14

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd: MIDDLEBURG

Basement:

Helen MacMahon (19903)

Sheridan-MacMahon Ltd. (SHM1)

VALO2077898
\$1,250,000
Active Under Contract

Year Built: 1949

HOA Fee:

Condo Fee:

DOM/CDOM: 14 / 14



8393 W Main St
Marshall, VA 20115

BR/FB/HB:

Acres: 0.36

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd:

Basement:

Mr. Bill Chipman III (23313)

Cres, Inc. (CRSI1)



VAFQ2010292
\$1,420,000
Closed

BR/FB/HB:

Acres: 0.74

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd:

Basement:

Candida Verrilli (3002502)

Wright Realty, Inc. (WRGT1)



14920 Washington St
Haymarket, VA 20169

BR/FB/HB:

Acres: 0.74

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd:

Basement:

Candida Verrilli (3002502)

Wright Realty, Inc. (WRGT1)



VAPW2067378
\$1,500,000
Active Under Contract

Year Built: 1922

HOA Fee:

Condo Fee:

DOM/CDOM: 149 /

850



204 E Washington St
Middleburg, VA 20117

BR/FB/HB:

Acres: 0.52

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd: MIDDLEBURG
Basement:
William F.X. Moody (9818)
Washington Fine Properties, LLC (WFP1)



VALO2034562
\$1,750,000
Closed

Year Built: 1780

HOA Fee:

Condo Fee:

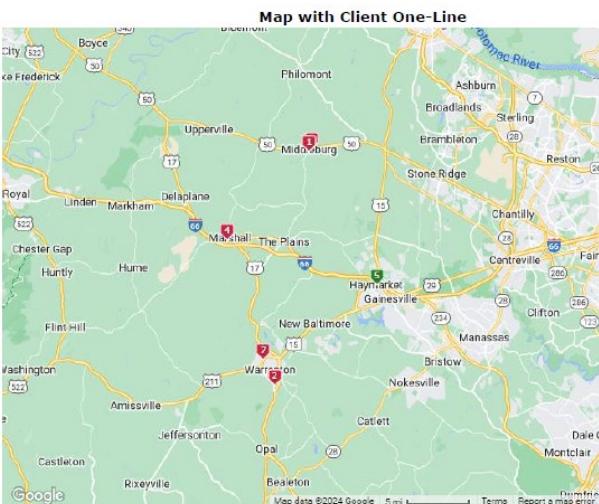
DOM/CDOM: 344 /

344



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CURRENT MARKET COMPARISONS



310 Broadview Ave
Warrenton, VA 20186

VAFQ2002164
\$1,825,000
Closed

BR/FB/HB:
Acres: 1.27
Total SQFT:
Parking: Parking Lot

Year Built: 1990
HOA Fee: No
Condo Fee: No
DOM/CDOM: 630 /
630

Subd/Nghbd: BROADVIEW ACRES
Basement: No
Ed Wright (61152)
Wright Realty, Inc. (WRGT1)

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Page 1 of 2

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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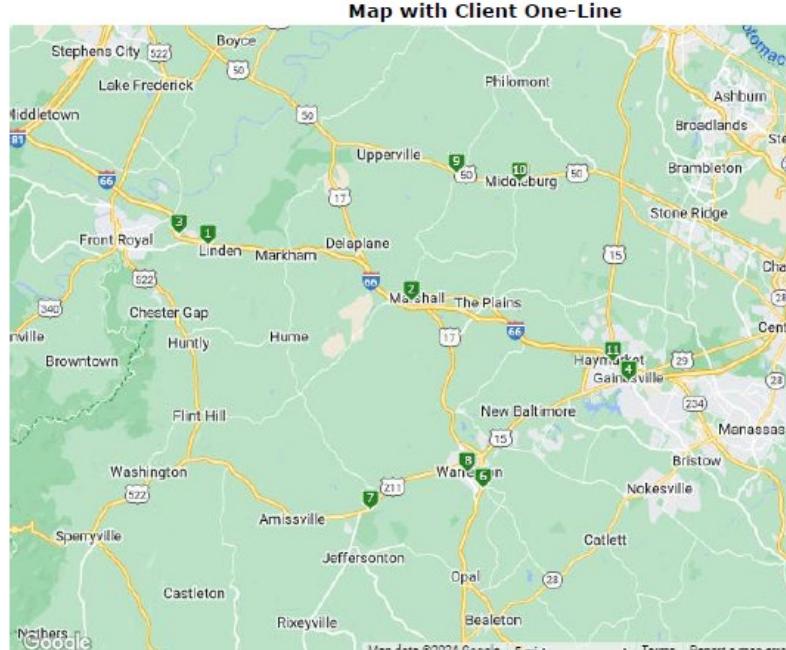


Client One Line

Distance	MLS #	Type	Status	Address	City	County	Business Use	Date	Price
12.8 mi	VAWR2006386	COM	ACT	5239 John Marshall Hwy #B	Linden	Warren, VA	Auto Related, Oth	08/31/23	\$1,299,999
0.0 mi	VAFQ2014738	COM	ACT	8414 W Main St	Marshall	Fauquier, VA	Apartment Buildin	11/18/24	\$1,400,000
14.7 mi	VAWR2009004	COM	ACT	1743 & 1759 Dismal Hollow	Front Royal	Warren, VA	Auto Related, Con	09/10/24	\$1,500,000
14.1 mi	VAPW2013228	COM	ACT	7580 Huron Dr	Gainesville	Prince William, VA	Banquet Facility/L	12/02/21	\$1,500,000
9.9 mi	VALO2080980	COM	ACT	17 S Madison St	Middleburg	Loudoun, VA	Other/General Ret	10/01/24	\$1,550,000
12.3 mi	VAEQ2005264	COM	ACT	6418 - #E1 OLD MEETZE RO	Warrenton	Fauquier, VA	Flex, Warehouse	07/05/22	\$1,895,000
13.0 mi	VACU2009244	COM	ACT	1431 Welding	Warrenton	Culpeper, VA	Other, Parking Lot	11/07/24	\$2,000,000
11.0 mi	VAFQ2002166	COM	ACT	50 Culpeper St	Warrenton	Fauquier, VA	Professional	08/29/23	\$2,200,000
8.2 mi	VAFQ2003364	COM	ACT	1468 & 1466 Atoka	Marshall	Fauquier, VA	Supermarket/Gro	05/03/23	\$2,700,000
9.8 mi	VALO2072074	COM	ACT	200 W Washington St	Middleburg	Loudoun, VA	Restaurant/Bar	10/28/24	\$2,800,000
12.8 mi	VAPW2079220	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



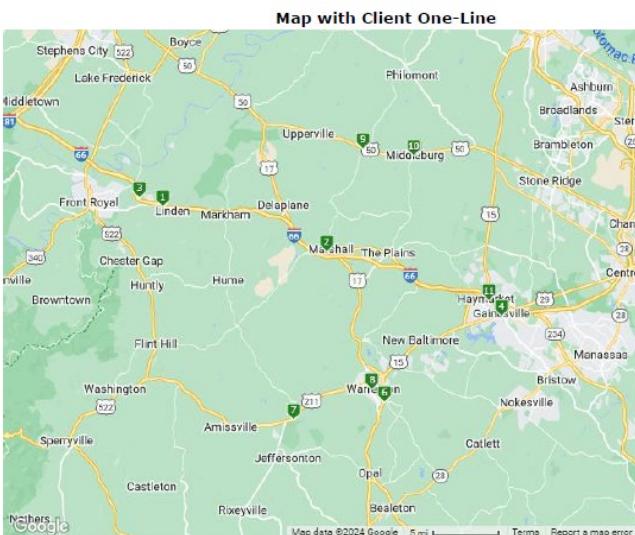
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Chris & Debbie Cloud

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

CURRENT MARKET COMPARISONS



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5239 John Marshall Hwy #B
Linden, VA 22642

BR/FB/HB:
Acres: 2.07
Total SQFT:
Parking: Parking Lot
Subd/Nghbhd:
Basement:
Julie Nesbitt (3026942)
Nesbitt Realty (CNOA1)

12006386
1,299,999
Active
Year Built: 1980
HOA Fee:
Acres: 0.57
Condo Fee:
Total SQFT:
Parking: Driveway, On
DOM/CDOM: 446 /
446
Subd/Nghbhd:
Basement:
Debbie Cloud (3224278)
God & Country Real Properties (GNCRP1)



7580 Huron Dr
Galax, VA 20155

BR/FB/HB:
Acres: 2.41
Total SQFT:
Parking: No Parking
Subd/Nghbhd:
Basement:
Ed Wright (61152)
Wright Realty, Inc. (WRGT1)

VAPW2013228
\$1,500,000
Active
Year Built: 1900
HOA Fee:
Acres: 0.07
Condo Fee:
Total SQFT:
Parking: On Street, Parking
DOM/CDOM: 1083 /
1083
Subd/Nghbhd: TOWN OF MIDDLEBURG
Basement:
Cricket Bedford (78767)
Thomas and Talbot Estate Properties, Inc.
(TATEP1)



17 S Madison St
Middleburg, VA 20117

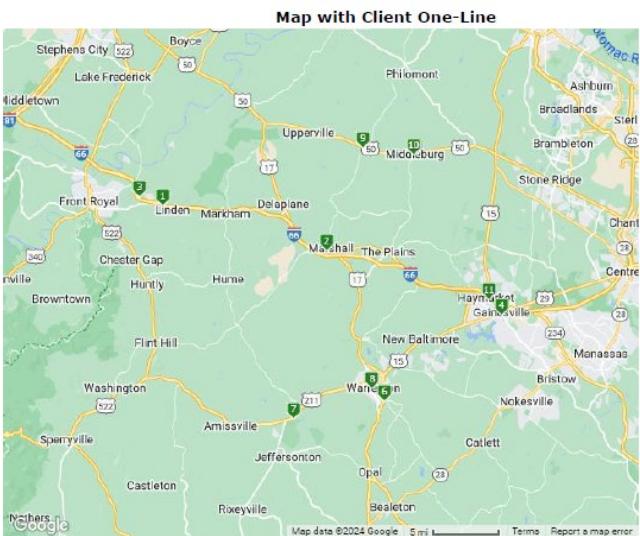
VALO2080980
\$1,550,000
Active
Year Built: 1953
HOA Fee:
Acres: 0.07
Condo Fee:
Total SQFT:
Parking: On Street, Parking
DOM/CDOM: 49 / 49
Subd/Nghbhd: TOWN OF MIDDLEBURG
Basement:
Cricket Bedford (78767)
Thomas and Talbot Estate Properties, Inc.
(TATEP1)



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

VAFQ2005264
\$1,895,000
Active
BR/FB/HB:
Acres:
HOA Fee:
Total SQFT:
Parking: Parking Lot
DOM/CDOM: 868 /
868
Subd/Nghbhd:
Basement:
Mr. Bill Chipman III (23313)
Cres, Inc. (CRS1)

CURRENT MARKET COMPARISONS



1431 Welding

Warrenton, VA 20186

Active

BR/FB/HB:

Acres: 4.62

Total SQFT:

Parking: Other Parking,
Parking Lot

Subd/Nghbhd:

Basement:

Amy Cooper (95760)

The Realty Solutions Group, , LLC. (RSGL1)



VACU2009244

50 Culpeper St
Warrenton, VA 20186

Active

BR/FB/HB:

HOA Fee:

Condo Fee:

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd:

Basement:

Ed Wright (61152)

Wright Realty, Inc. (WRGT1)

VAFQ2002166

1468 & 1466 Atoka
Marshall, VA 20115

Active

BR/FB/HB:

HOA Fee:

Condo Fee:

Total SQFT:

Parking: Parking Lot

Subd/Nghbhd:

Basement:

Paul MacMahon (19475)

Sheridan-MacMahon Ltd. (SHM1)



VAFQ2003354

\$2,700,000

Active

Year Built: 1890

HOA Fee:

Condo Fee:

Parking: Parking Lot

DOM/CDOM: 1000 /

1000



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200 W Washington St

Middleburg, VA 20117

Active

BR/FB/HB:

Acres: 0.16

Total SQFT:

Parking: On Street, Parking

Lot

Subd/Nghbhd: MIDDLEBURG

Basement:

Laura Farrell (3068046)

TTR Sotheby's International Realty (TTRSI1)



14801 Washington St

Haymarket, VA 20169

Active

BR/FB/HB:

Acres: 0.92

Total SQFT:

Parking: Driveway

Subd/Nghbhd: HAYMARKET

Basement:

Chris Hall (3556709)

EXP Realty, LLC (EXPY1)

VAPW2073220

\$2,875,000

Year Built: 1909

HOA Fee:

Condo Fee:

DOM/CDOM: 64 / 64



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8414 WEST MAIN STREET | Marshall, Virginia

18-Nov-2024 11:49:14AM

Page 1 of 1

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 MEETZEE 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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8414 WEST MAIN STREET | Marshall, Virginia

For more information & set up a viewing please contact:



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chris@cdencompass.com

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direct 571-469-1068
debbie@cdencompass.com

TheCLOUDDifference.com

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God & Country Real Properties - Brokerages

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627 Hammonds Mill Road, Hedgesville, WV 25247

540-680-3168

