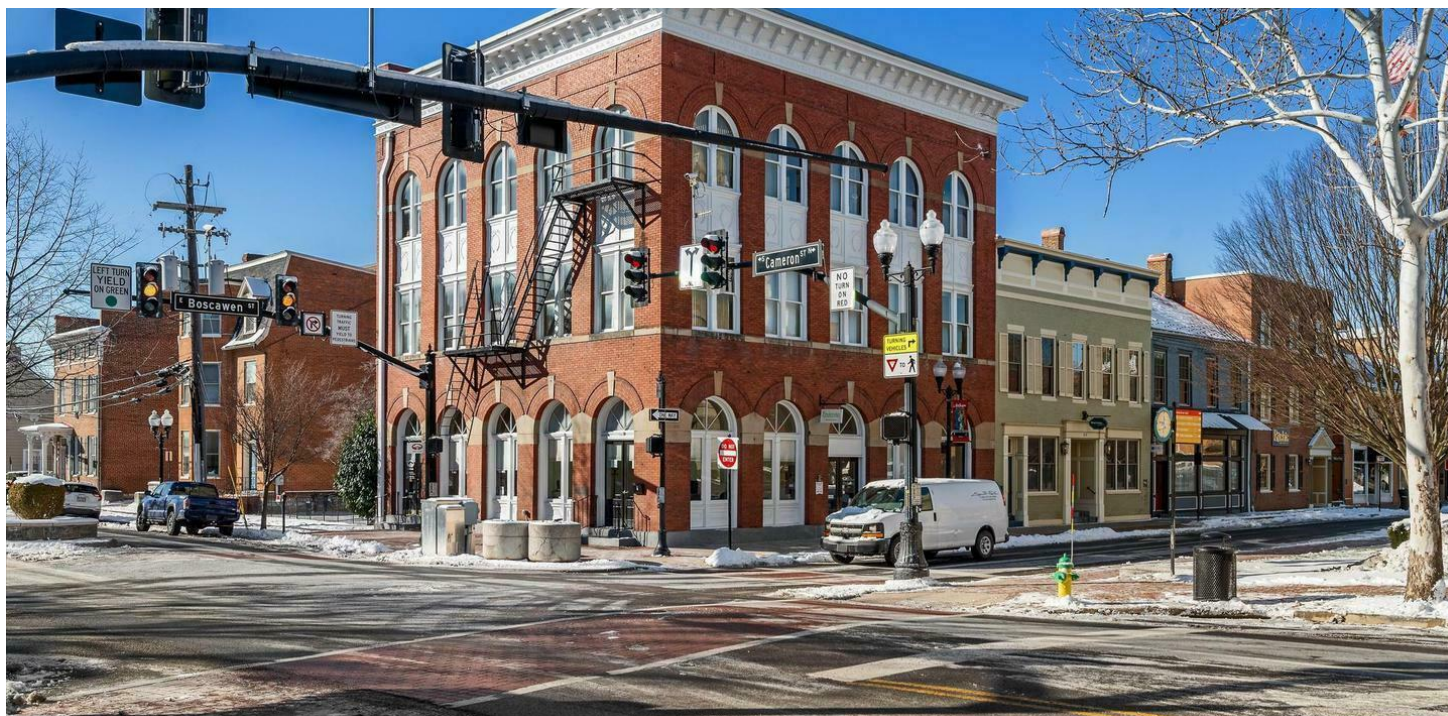


SALE

45 EAST BOSCAWEN STREET

45 East Boscawen Street Winchester, VA 22601



PROPERTY DESCRIPTION

Landmark, historic building for sale, Downtown Winchester, Virginia. Outstanding tenant history. Sold with 1st and 3rd floors leased, 2nd floor will be available for lease or end-user occupancy! A total of 7500 SF on three floors, located immediately adjacent to City Hall, across the street from the public parking garage, and one block from Old Town Walking Mall and County municipal buildings. LOCATION LOCATION LOCATION. Iconically known as the Odd Fellows Building, built in 1930 and meticulously and historically restored for Class A office space with all modern amenities. Proforma GOI \$100K+/annual. OPEX averages \$20K/year (majority passed through to tenants via NNN fees). Ideal for owner-occupant wanting residual income, opportunity for growth, and a legacy investment. Two retail/office spaces on 1st floor, elevator to 2nd and 3rd floor office suites. Vaulted ceilings, massive, oversized windows, classic hardwood finishes, a true First Class building in meticulously-cared for condition. 2nd & 3rd floor residential conversion permitted under current zoning. See Agent Remarks for all recent upgrades including NEW ROOF in 2023. Asking \$1,399,000.

OFFERING SUMMARY

Sale Price:	\$1,399,000
Building Size:	7,500 SF
Zoning:	B1
APN:	4957

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,034	5,622	9,452
Total Population	3,651	13,053	23,009
Average HH Income	\$61,207	\$67,205	\$73,114

Gillian Greenfield
877 667 7071

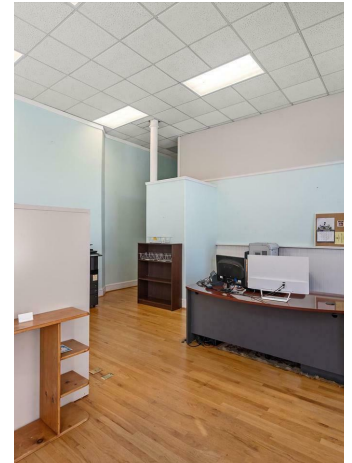
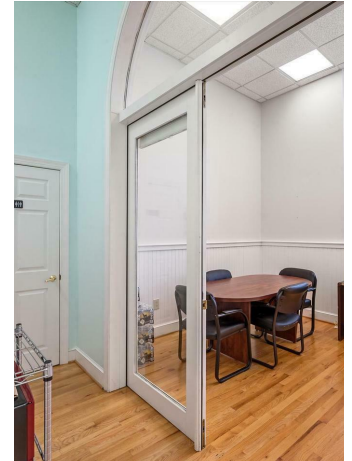
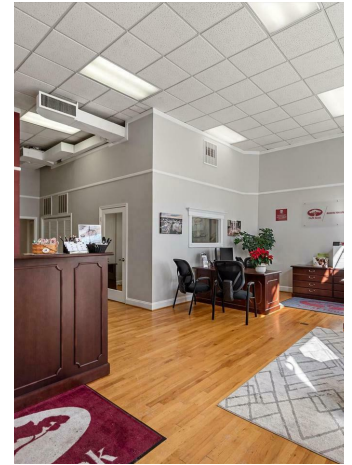
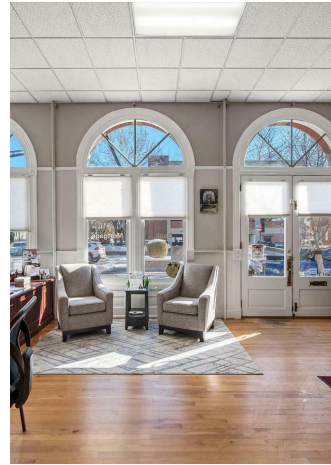
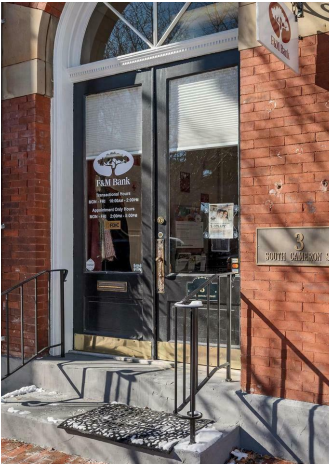


COLDWELL BANKER
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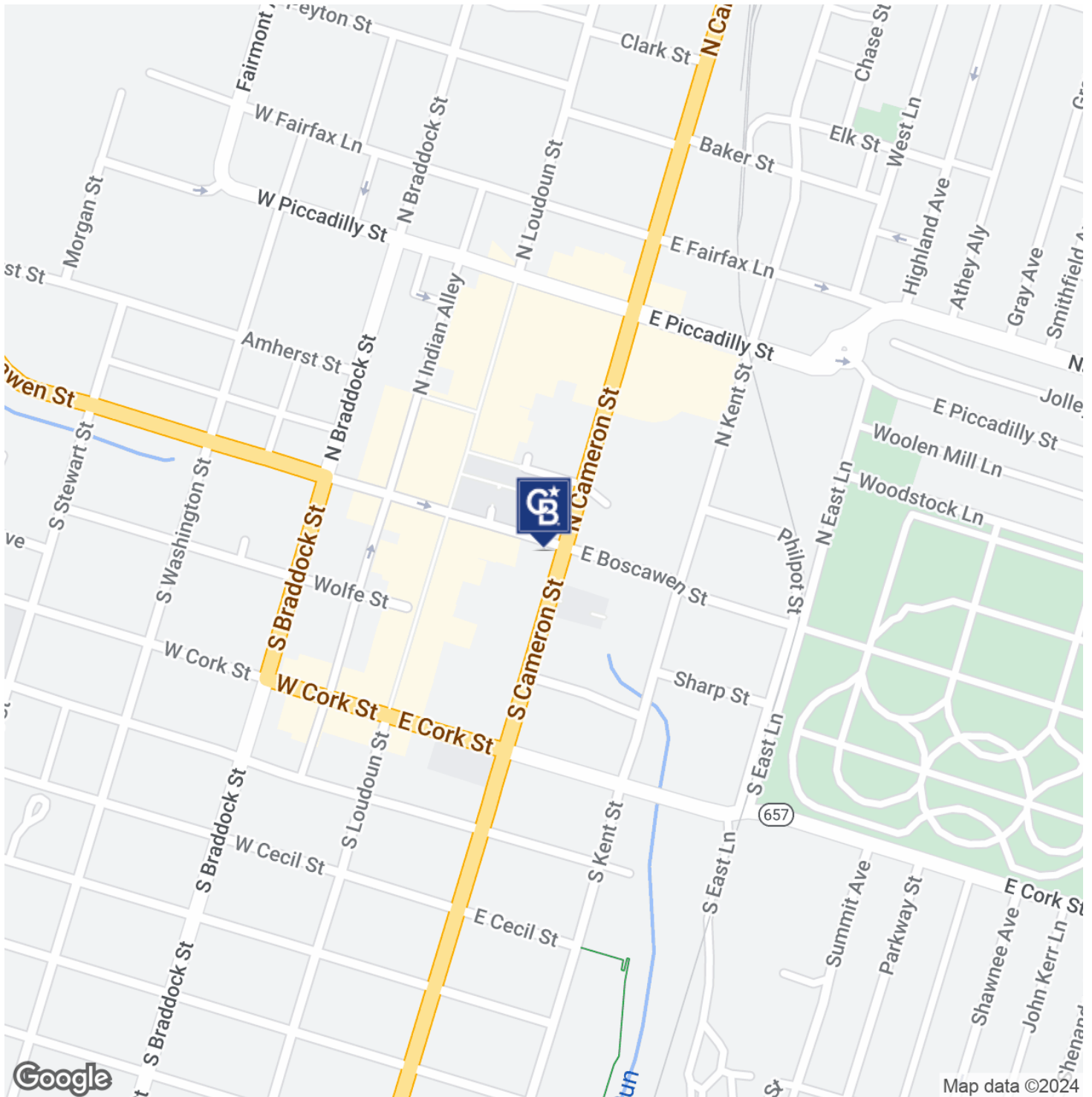


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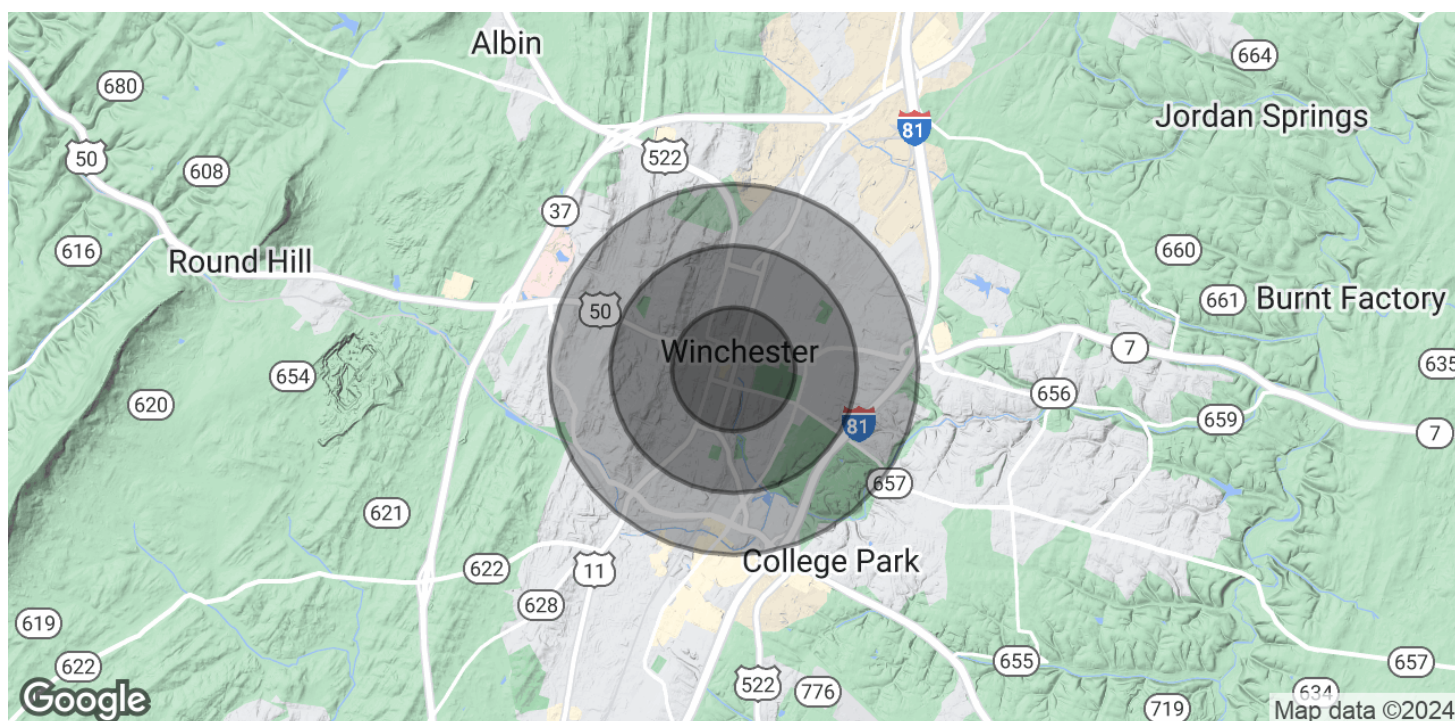


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SALE

45 EAST BOSCAWEN STREET

45 East Boscawen Street Winchester, VA 22601



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	3,651	13,053	23,009
Average Age	34.5	36.4	38.1
Average Age (Male)	34.2	33.9	36.1
Average Age (Female)	37	39.2	40.8

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	2,034	5,622	9,452
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$61,207	\$67,205	\$73,114
Average House Value	\$278,176	\$241,582	\$232,940

* Demographic data derived from 2020 ACS - US Census

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