

MLS #: CG62058A (Active) List Price: \$289,900**471-473 W Main Street Fries, VA 24330**

Current Use: Other
Style/Building: Multi Story, Steel Frame
Apx SqFt: 16871
Building Age: 1902

County: GRAYSON
Area: Fries
Zoning: Commercial

Legal Description:**Lot Dimensions:** 0**Lot Number:** N/A**Section:****Deed Book/Instrument:** 498**Deed Page:** 427**Plat Book:****Plat Page:****Road Frontage Feet:** 104**Parcel:****Tax Map #:** 25A1-3-4**Second Tax Map #:****County Taxes:** 585.06**Town Taxes:** 358.20**Tax Year:** 2016**Average Daily Traffic Count:****Exterior Features:** Parking 25+ Spaces**Property Description:** Seller Will Divide**Warehouse SqFt:****Manufacturing SqFt:****Office SqFt:****Retail SqFt:****Ceiling Height:** 14'**Dock Doors:****Dock Doors Height:****Drive In Doors:****Drive In Door Height:****Bay Spacing:****Lease Rate:****CAM Rate:****Interior Condition:****Exterior Condition:****Documents:** No**Gross Income:** 0.00**Net Income:** 0.00**Equipment/Trade Fixtures:****Additional Structures:** N/A**Equipment Leased:** N/A**Interior Features:** Elevator(s), Extra Storage, Public Restrooms, Other-See Remarks**Building Exterior:** Brick**Roof:** Metal, Rolled, Rubber**Floors:** Vinyl, Wood Floors, Other-See Remarks**Sprinkler System:** Other-See Remarks**Water/Sewer:** Public Water, Public Sewer**Utilities:** Electric, Telephone**Heating System:** Other-See Remarks**Air Conditioning:** None

Directions: From I-81S/I-77N corridor, take exit 80 onto US 52S and turn L onto Fort Chiswell Rd. going toward Fries/Hillsville/Galax continue 1.3 mi and turn right onto Ivanhoe Rd. (Route 94). Go 19 miles and turn left on W. Main St. in Fries. and go Approximately 900 ft. Property is just past BB&T building and does not include end building.

Public Remarks: Attention Investors and Business Owners, here's your opportunity to be in a beautiful location and bring a piece of history back to life! On the "Crooked Road" this commercial building with over 26,000 sq. ft. and 4 store fronts has so much potential for multiple businesses. Out back you have an immaculate view of the New River and you are less than 0.2 mi. from the Fries Caboose and New River Trail. The three storefronts each have ample window space and square footage. Main level is ready for a new business to occupy. Upstairs you also have a studio/loft area with original exposed brick and heart pine floors that would make a great dining area or studio for the owner to rent out to even more businesses. The end building (Next to Fire Dept) is currently undergoing construction for a new restaurant to the area, as well as several re-development plans underway. Lots of things to do: Bluegrass Music Festivals, Cruise-Ins, Fries Fiddlers Convention, Fishing, Horse/Bike Riding, & MORE!!

Addendum: There is additional square footage beneath each store on the "lower" level accessible from the back side of the property that could also be converted to additional small shops or storage adding to the total square footage as compared to the tax card. There's also 3-4 freezer areas below that would be great for food/wine/etc. storage. There is also a freight elevator and large walk in safe. With a little TLC and someone with a vision, this place could be easily reach it's full potential for generations to come. If you want to create a legacy, here's the opportunity to own the Mill Company Store and convert it into the business of your dreams. Two of the main level store fronts have drop down ceiling that can be kept or removed to create even higher/industrial style ceilings.

Judy Short

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Information Herein Deemed Reliable but Not Guaranteed

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