



## Client Full

77 Main St, Warrenton, VA 20186

Active

Commercial Sale

\$1,150,000



MLS #: VAFQ2006632  
Tax ID #: 6984-43-5446  
Ownership Interest: Fee Simple  
Sub Type: Mixed Use  
Waterfront: No

Available SqFt: 5,890.00  
Price / Sq Ft: 195.25  
Business Use: Apartment Building, Other/General  
Retail, Professional, Restaurant/Bar  
Year Built: 1889

### Location

County: Fauquier, VA  
In City Limits: Yes

School District: Fauquier County Public Schools  
Election District: 10

### Taxes and Assessment

Tax Annual Amt / Year: \$6,271 / 2022  
County Tax: \$5,040 / Annually  
City/Town Tax: \$267 / Annually  
Clean Green Assess: No  
Zoning: CB

Tax Assessed Value: \$664,900 / 2022  
Imprv. Assessed Value: \$245,900  
Land Assessed Value: \$419,000  
Special Assmt: \$964.10  
Historic: No

### Commercial Sale Information

Business Type: Apartment Building, Other/General  
Retail, Professional, Restaurant/Bar  
Property Use: Investment  
Gross Income: \$62,400  
Cap Rate: 4.12  
Net Operating Income: \$47,362  
Financial Data Source: Owner

Potential Tenancy: Multiple  
Building Area Total: 5,890 / Estimated

### Expenses

Operating Expenses: \$8,767  
Op. Expense Includes: Other, Water, Insurance

### Building Info

Yr Major: 1974  
Reno/Remodel:  
Building Total SQFT: 5,890 / Estimated

Construction Materials: Block, Brick, Concrete  
Total Loading Docks: 0  
Total Levelers: 0  
Total Drive In Doors: 0

### Lot

Lot Acres / SQFT: 0.09a / 3990sf / Assessor

### Ground Rent

Ground Rent Exists: No

### Parking

Total Parking Spaces: 0 Features: On Street

### Interior Features

Interior Features: Accessibility Features: Level Entry - Main

### Utilities

Utilities: Central A/C, Heat Pump(s); Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot

Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

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**Remarks**

Public: Own a piece of historic old town close to shops, restaurants, and parade route activities. Fully Leased Mix-Use Building on Main St in Old Town Warrenton. \$5200 in gross monthly rents with current lease structure. Long-term tenants. Two Retail tenants on street level and Two Residential tenants upstairs with Flexible Leases. Could be ideal for investor, value add investor, or owner/user. Shown by appointment only - please do not disturb tenants.

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**Directions**

From Rt 29 take Downtown Warrenton Exit. On Main St as you head into town, building is on the right after you pass 4th St.

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**Listing Details**

Original Price:	\$1,150,000	DOM:	64
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	10/26/2022		
Possession:	Coin w/Sell Sett		
Disclosures:	Under Lease		

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