



115 W SHIRLEY AVE

WARRENTON, VA 20186

OFFERED AT \$1,350,000



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at 115 W Shirley Ave, (U.S. 29 Business). This 10,000 SF building offers a prime location in the desirable Warrenton area. Zoned C, (Commercial) this property presents an ideal opportunity for a user or investor seeking a versatile space to occupy or develop. With its ample square footage, this property is poised to accommodate a wide range of potential uses.

PROPERTY HIGHLIGHTS

- 10,000 square foot commercial/flex building
- Over .5 acres
- Zoned C for versatile use
- Prime U.S. 29 Business location

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	22,076 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	402	1,818
Total Population	95	913	4,481
Average HH Income	\$149,694	\$103,361	\$106,576

BILL CHIPMAN **CHRIS BERNARD**

President/Owner
540.347.2610
bill@cresinc.us

Vice President
540.347.2610
chris@cresinc.us





NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED IN THE TOWN OF WARRENTON, FAUQUIER COUNTY, VIRGINIA. BOTH ARE ZONED COMMERCIAL.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THE FOLLOWING AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA:
PAUL HENRY'S WINDOW INSTALLATION, INC.
252 BROADVIEW AVE.
WARRENTON, VA 20186
DEED BOOK 1686, PAGE 1917
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. PIEDMONT LAND SURVEYORS HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- THE PROPERTIES SHOWN HEREON LIE IN ZONE "C" AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51061003080, EFFECTIVE DATE: APRIL 24, 2024.
- SETBACKS:
FRONT - 60'
SIDE - 10' (C OR I DISTRICT), 25' (R DISTRICT)
REAR - 15' (C OR I DISTRICT), 25' (R DISTRICT)

OWNER'S CONSENT

THE PLATING SHOWN HEREON ON THE LAND OF PAUL HENRY'S WINDOW INSTALLATION, INC. AS RECORDED AT DEED BOOK 1686, PAGE 1917 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

AGENT FOR PAUL HENRY'S WINDOW INSTALLATION, INC. _____ DATE _____

NOTARY PUBLIC

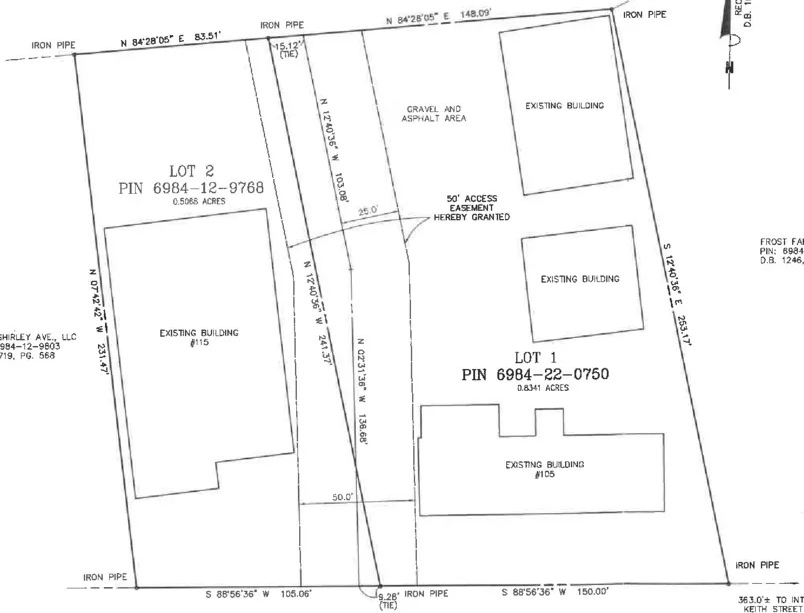
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME _____

THIS _____ DAY OF _____
COUNTY _____ STATE _____

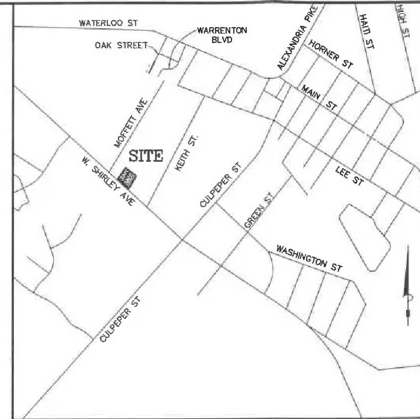
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TOWN OF WARRENTON
PIN: 6984-22-3210
D.B. 133, PG. 536

RECORD NORTH
D.B. 1686, PG. 1917



FROST FAMILY, LLC
PIN: 6984-22-1882
D.B. 1246, PG. 196



VICINITY MAP
SCALE: 1" = 1000'



AN ACCESS EASEMENT PLAT
ON
LOT 1 AND LOT 2
MOFFET SUBDIVISION
DEED BOOK 1686, PAGE 1917
DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY
CENTRAL DISTRICT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
DATE: AUGUST 14, 2025
SCALE: 1"=50'

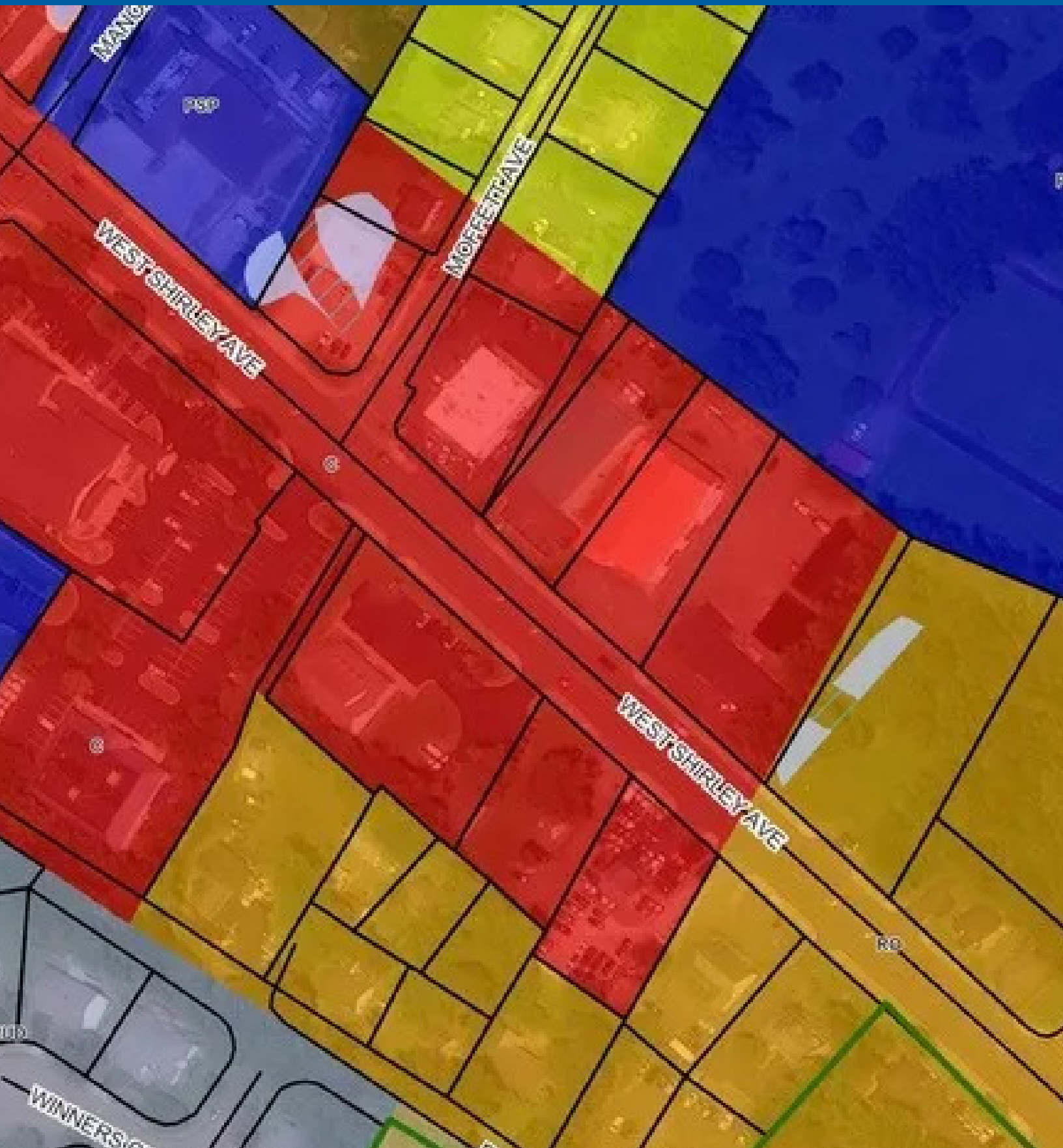
PIEDMONT
LAND SURVEYORS, PLC
P.O. BOX 260
ROSEVILLE, VA 22727
Phone: (540) 225-5837
rbs@piemontlandsurveyors.com
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SURVEYOR'S CERTIFICATE

I, RICHARD GUY BURKE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY ACQUIRED BY THE OWNERS REFERENCED HEREON AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VA.

RICHARD GUY BURKE LS #3031

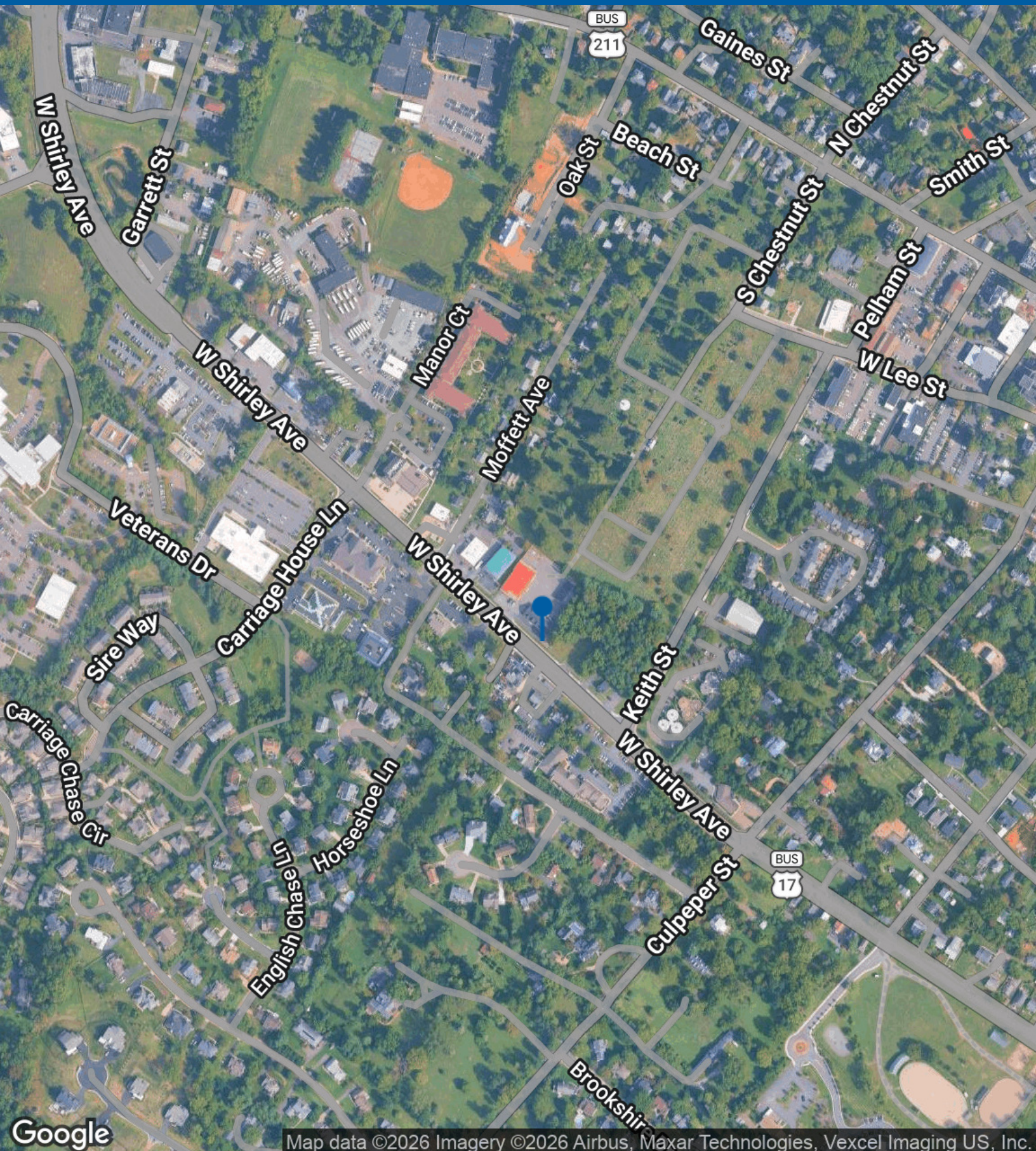
DATE _____

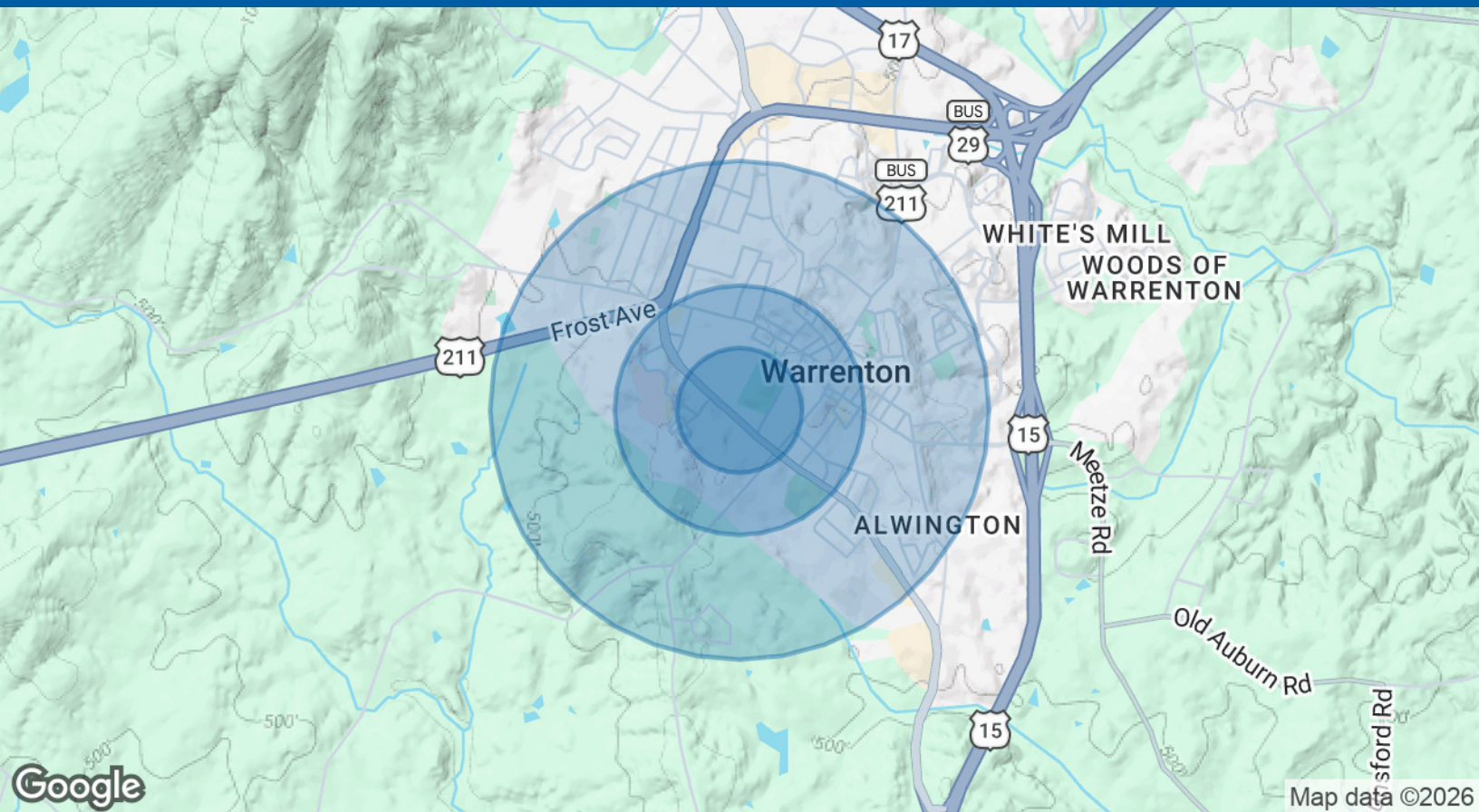


Warrenton, VA - Commercial Zoning (Red)

BILL CHIPMAN **CHRIS BERNARD**
President/Owner Vice President
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bill@cresinc.us chris@cresinc.us







POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	95	913	4,481
Average Age	38.4	41.2	38.2
Average Age (Male)	32.2	35.7	34.8
Average Age (Female)	50.9	44.2	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	402	1,818
# of Persons per HH	2.8	2.3	2.5
Average HH Income	\$149,694	\$103,361	\$106,576
Average House Value	\$472,351	\$449,908	\$461,085

2023 American Community Survey (ACS)