

FULLY RENOVATED COMMERCIAL PROPERTY FOR SALE OR LEASE
384 S Main St, Timberville, VA 22853



OFFERING SUMMARY

Available SF:	4,860 SF
Sale Price:	\$695,000
Lease Rate:	\$15.30 SF/yr (NNN)
Lot Size:	0.38 Acres
Year Built:	1957
Zoning:	B1
MLS#:	680125 (Lease) 681177 (Sale)

PROPERTY OVERVIEW

Fully renovated in 2026, this versatile commercial property offers exceptional flexibility and high visibility positioning for a wide range of business uses. The building features two expansive 2,430 SF floors, each designed with an open concept layout and two bathrooms per level. The lower level includes a kitchen, making the space ideal for restaurant operations, food service concepts, or other hospitality uses. The open floor plans support numerous configurations for retail, showrooms, or specialty services. Outside, customers benefit from private parking on newly reworked asphalt, ensuring smooth access and easy circulation. Located directly across from Walmart in Timberville, VA, the property enjoys approximately 11,000 vehicles/day, delivering outstanding high traffic visibility and exposure for any operation seeking strong daily consumer flow. Other parcel connected to this for potential sale as well (Contact JoJo Bucher at 540-383-8545 for more information).

LOCATION OVERVIEW

Along South Main Street in Timberville, Virginia.

For More Information:

JoJo Bucher
540.383.8545
JoJo.Bucher@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Exterior Photos

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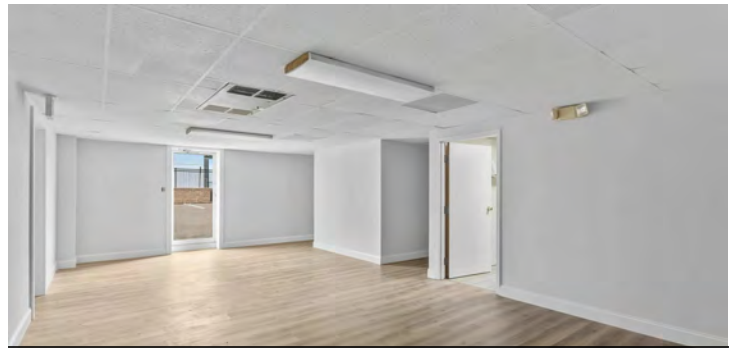
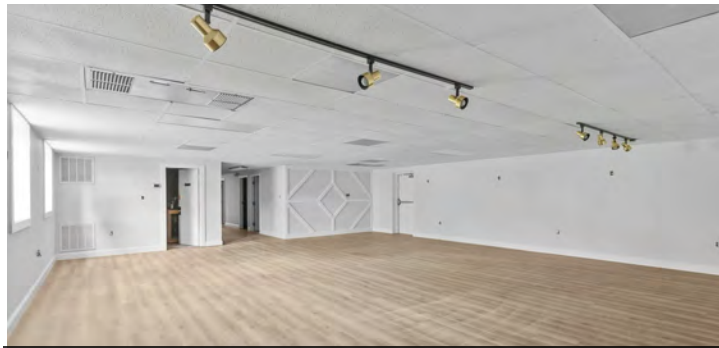
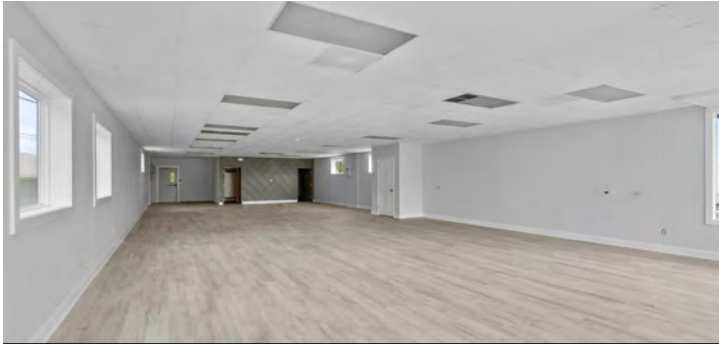
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Interior Photos

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Virtual Staged Photo



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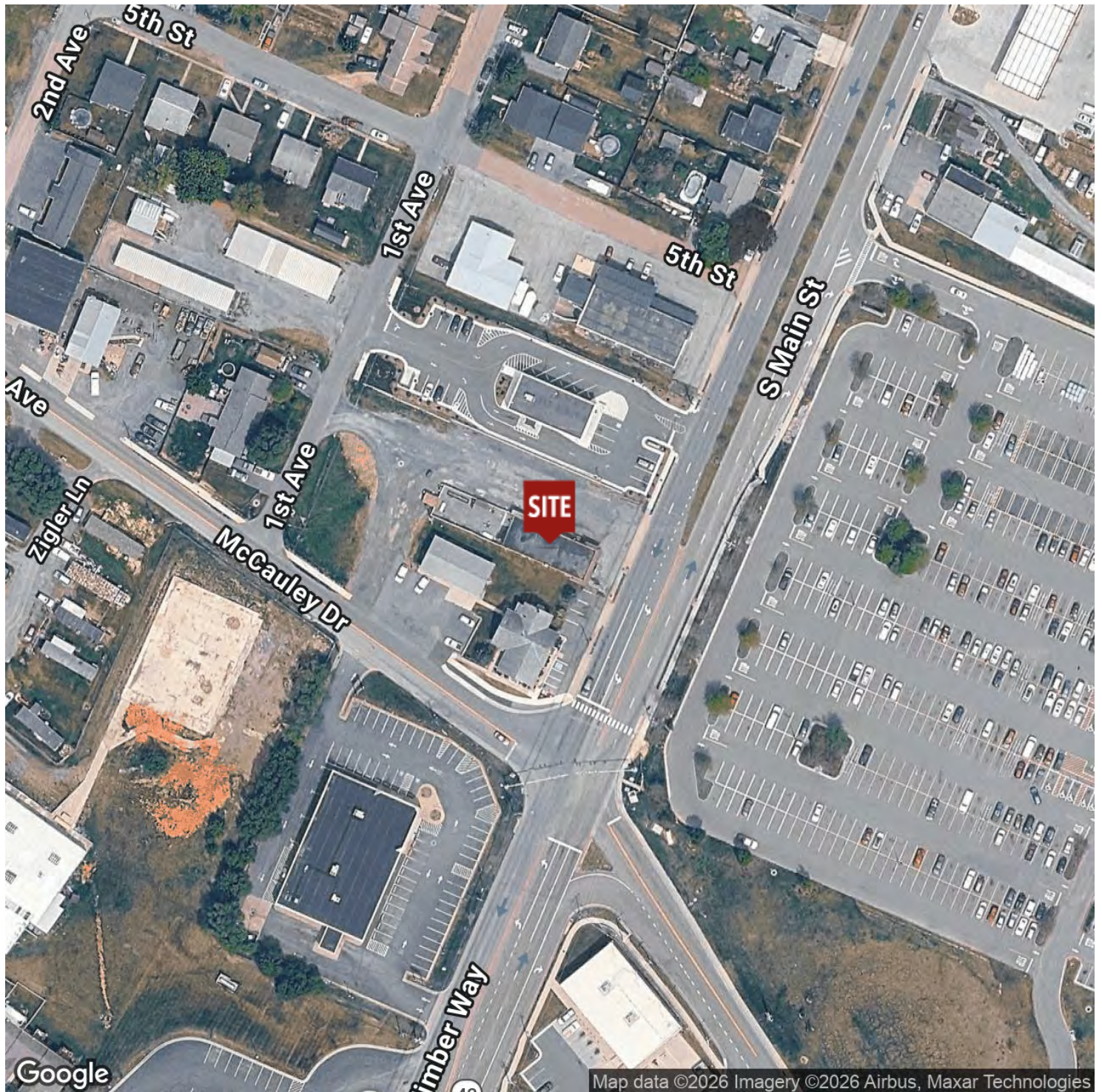
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