

Executive Summary

7,966 SF MULTI-TENANT COMMERCIAL |
3 PARCELS, 3 ENTRANCES + SHENANDOAH RAIL TRAIL FRONTAGE
162-166 N Main St, Broadway, VA 22815



OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	0.09 Acres
Building Size:	7,966 SF
Zoning:	B-1
MLS#:	680295

PROPERTY OVERVIEW

Prime Downtown Broadway Commercial Asset at \$81.47/SF Basis. Offered at \$649,000, 162–166 N Main St is a ~7,966 SF multi-tenant property across 3 deeded contiguous parcels with Main Street frontage and rear access bordering the future Shenandoah Rail Trail corridor. Built with 3 independent ground-level exterior entrances for zero shared-entry friction:

- Main Level: Clear-span retail/event assembly floor, prep kitchen, private office, and multi-stall restrooms. Main-floor tenant is relocating, offering immediate vacant possession for an owner-user HQ, restaurant/brewery, or new market-rate tenant.
- Upper Level: Dedicated street entrance servicing 8 private suites/restrooms—anchored by an active radio station alongside professional service suites providing in-place income.
- Lower Level: Ground-level walk-out flex footprint with direct exterior access, fully equipped with dedicated HVAC, private bathroom, built-out partitioned rooms, and dedicated storage.

For More Information:

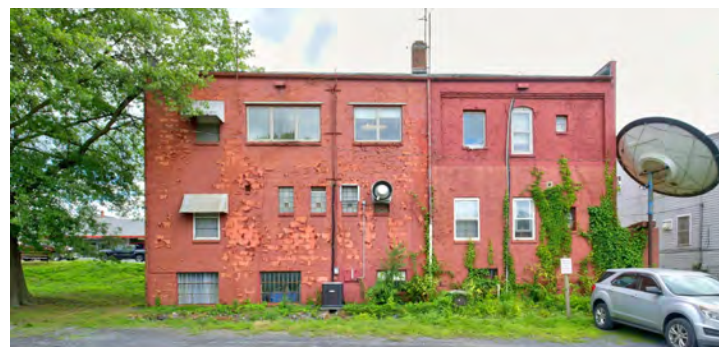
Zack Smith
540.649.7284
zack.smith@cottonwood.com



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Additional Photos

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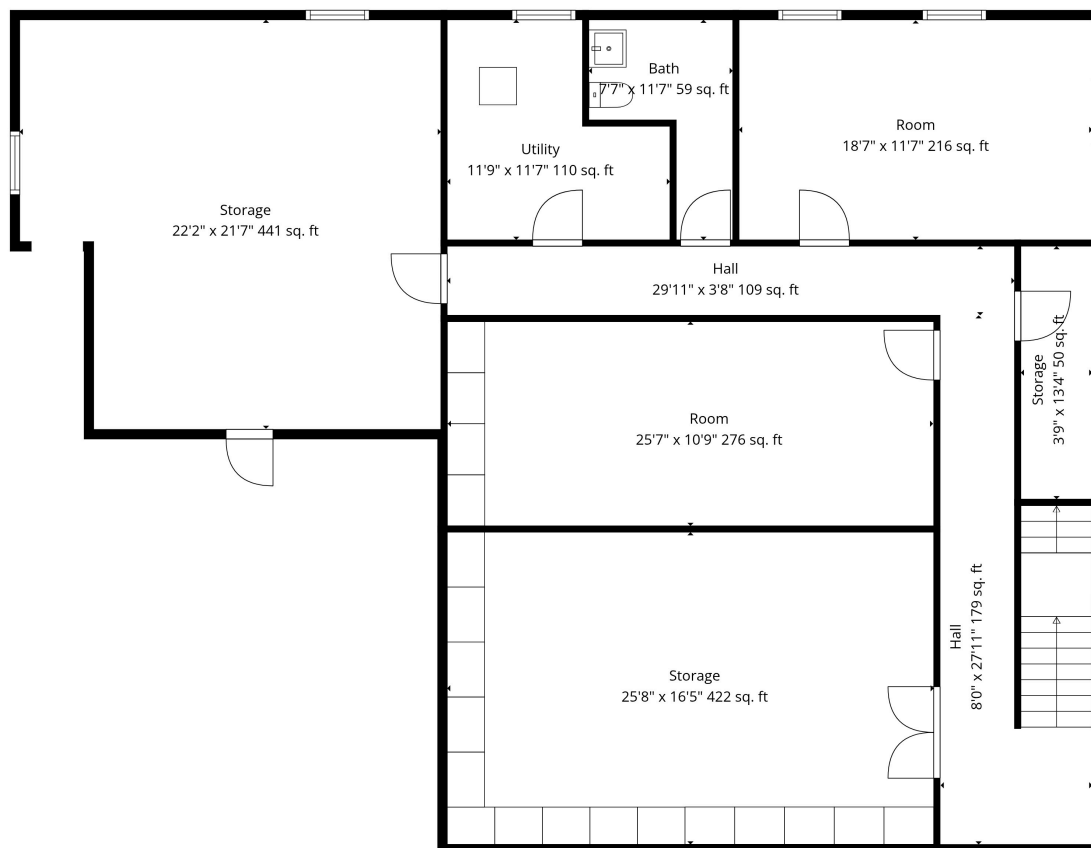
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Floor Plan

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TOTAL: 4938 sq. ft

Basement: 0 sq. ft, 1st floor: 2473 sq. ft, 2nd floor: 2465 sq. ft

EXCLUDED AREAS: STORAGE: 1067 sq. ft, UTILITY: 123 sq. ft, HALF BATH: 68 sq. ft,
ROOM: 527 sq. ft, HALL: 305 sq. ft, PORCH: 195 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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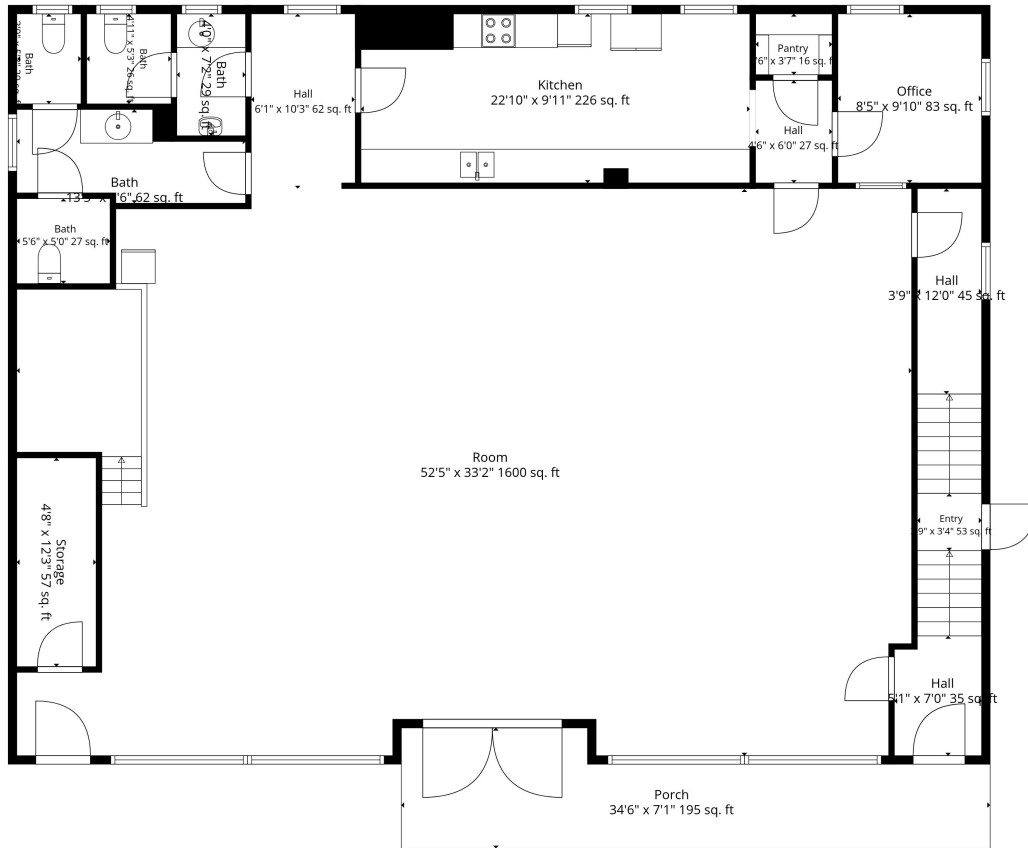
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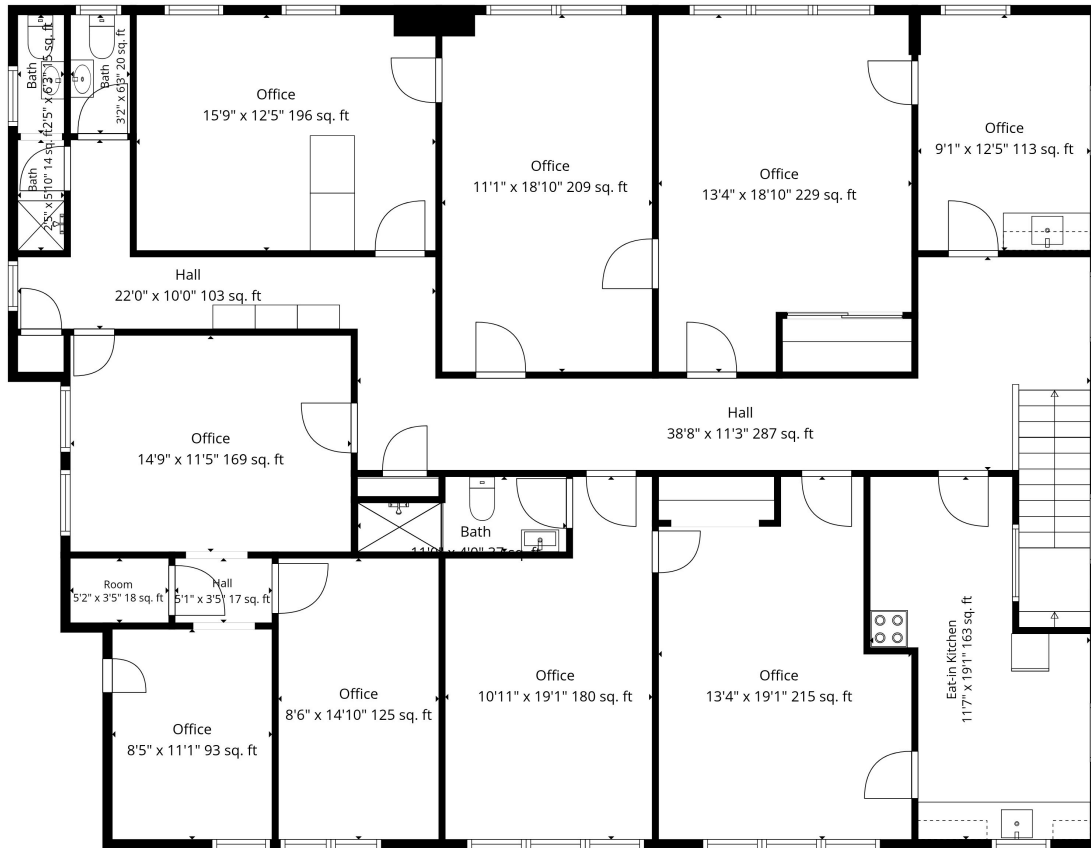
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