

Downtown Redevelopment Opportunity

100 S. West Street / Charles Town, WV 25414



Former automobile dealership consisting of approximately 32,435 SF situated on 1.59 acres in downtown Charles Town. Building is being offered in shell condition and is suitable for redevelopment, adaptive reuse, owner-user occupancy, mixed-use conversion, institutional use, event venue, brewery/distillery, retail, office, automotive service, or other permitted OT-MUC uses. Structure includes approximately 300 feet of frontage along Washington Street, 256 feet along West Street, and 242 feet along Congress Street with multiple points of ingress/egress and substantial existing parking areas. Building includes large open-span areas, loading access to lower level, existing elevator shaft, lower-level sprinkler system, restored electrical service, and completed roof replacement. Buyers should conduct independent due diligence regarding zoning, permitting, buildout costs, and intended use.

Showings by appointment only.

Asking \$1,590,000

Demographic Summary

	10 mile radius	20 mile radius
Population	56,705	257,208
Projected 5 year growth	1.89	1.40
Median Income	\$101,205	\$102,428
Median Age	42.0	40.5

For more information please contact:
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126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

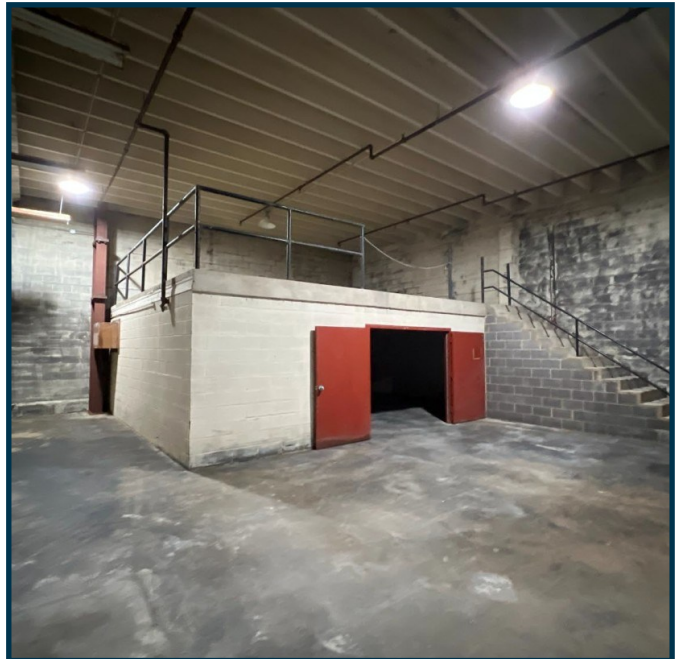
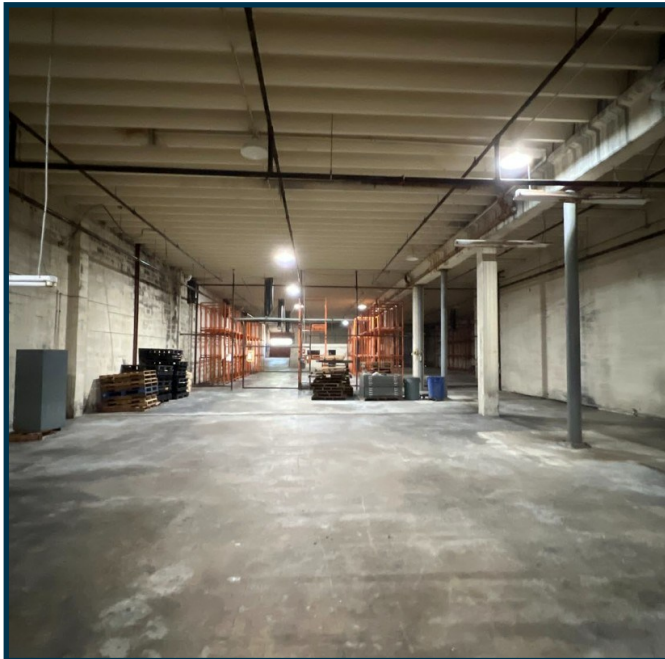
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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