



## 63 Main Street | Warrenton, Virginia

Historic Mixed-Use Investment Opportunity

*Central Business District*



### Executive Summary

Located in the heart of historic Warrenton's Main Street corridor, 63 Main Street presents a rare opportunity to acquire a character-rich mixed-use commercial asset with both immediate income stability and long-term flexibility. Positioned within Warrenton's highly desirable commercial district, the property benefits from strong visibility, established foot traffic, and a vibrant downtown environment surrounded by boutique retailers, restaurants, professional offices, wellness concepts, and community gathering spaces. Currently tenant occupied through 2026 (with tenant interest in continued occupancy potential), the property offers investors a stabilized downtown asset while preserving future optionality for owner-users, boutique operators, or live/work concepts. What truly distinguishes 63 Main Street from typical downtown commercial offerings is the expansive private rear **patio and garden**—an exceptionally unique amenity within the historic Main Street corridor.



## Property Highlights

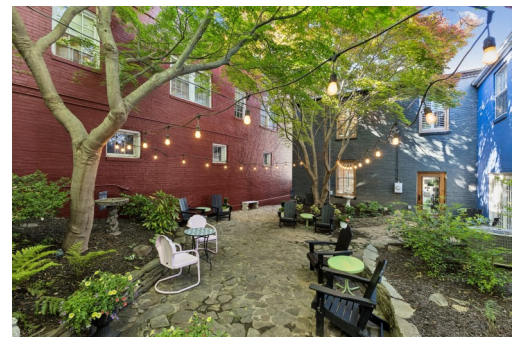
- ◆ Prime Main Street frontage in historic Warrenton
- ◆ Mixed-use commercial asset with future live/work flexibility
- ◆ Tenant occupied investment opportunity
- ◆ Extensive high-end renovations and improvements
- ◆ Two fully functional wood-burning fireplaces
- ◆ Upper level kitchen and full bathroom
- ◆ Gathering Rooms on main and upper levels
- ◆ Access to backyard patio and garden from inside and private Main Street gate
- ◆ Ideal for boutique retail, business office, wellness, hospitality or experiential concepts

## Investment & Future Use Potential

63 Main Street offers a compelling blends of stability, character, and flexibility rarely found in downtown commercial inventory. The property configuration supports a wide variety of future uses including boutique retail, wine or tasting concepts, wellness studios, professional office space, creative gallery environments, live/work configurations, and experiential hospitality concepts. The combination of Main Street visibility, historic charm and the private garden setting creates a uniquely marketable environment capable of supporting both traditional and hybrid concept business models.

## Recent Improvements

- ◆ Custom-built premium windows and plantation blinds
- ◆ Updated HVAC system
- ◆ Updated flooring and finishes
- ◆ Interior and exterior paint
- ◆ Updated doors and hardware
- ◆ Rear patio and hardscape improvements
- ◆ Water heater and gutter updates



The property is currently tenant occupied. Please do not disturb tenant or employees.

## Showing Instructions

Showings are by appointment only and **are not** permitted during regular business operating hours of:

**Thursday, Fridays & Saturdays | 11:00 AM—5:00 PM**

## Floor Plan



Measurements Deemed Highly Reliable But Not Guaranteed.

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