

\$700,000 - 8387 W Main St, Marshall

MLS® #VAFQ2012060

\$700,000

0 Bedroom, 0.00 Bathroom, 1,648 sqft

Business Opportunity on 0.44 Acres

N/A, Marshall, VA

Rare Opportunity â€“ Iconic Frame Shop & Property in the Heart of Marshall

Welcome to Joan of Art Frame Shop, a beloved and hugely successful business that's been a staple of the community for nearly 30 years. Situated on a generous .44-acre Main Street lot in the charming and historic village of Marshall, this turnkey property offers both immediate income and long-term potential. The large lot also allows for expansion of the business or residential opportunities.

Catering to an affluent, loyal clientele, the frame shop is a six-figure income-producing business with room for growth. The property boasts historical charm, a 2-bedroom apartment on the upper level, perfect for owner-occupancy or rental income, and multiple storage outbuildings for inventory or creative use.

This is a package deal and turn-key business opportunity. Employees are in place who would be willing to stay and continue the operation and growth of the business. Price includes real estate, business transfer and all frame shop personal property. Don't miss this opportunity to continue a legendary piece of Marshall.

Built in 1908

Essential Information



MLS® #	VAFQ2012060
Price	\$700,000
Bathrooms	0.00
Square Footage	1,648
Acres	0.44
Year Built	1908
Type	Business Opportunity
Sub-Type	Mixed Use
Status	Active

Community Information

Address	8387 W Main St
Subdivision	N/A
City	Marshall
County	FAUQUIER-VA
State	VA
Zip Code	20115

Interior

Heating	Wall Unit
Cooling	Window Unit(s)

Exterior

Exterior	Stucco
Lot Description	Landscaping, Level, Rear Yard, Road Frontage

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 12th, 2024
Days on Market	369
Zoning	M-T

Listing Details

Listing Office	Rappahannock Real Estate, LLC.
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