# \$750,000 - 8387 W Main St, Marshall

MLS® #VAFQ2012062

## \$750,000

3 Bedroom, 2.00 Bathroom, 1,360 sqft Residential on 0.44 Acres

NONE AVAILABLE, Marshall, VA

Own a piece of Marshall history and create an in-town home that everyone talks about. This property is set up as a turn key business but could also lend itself to a gorgeous home. If restructured into residential it could offer 3 bedrooms but currently some bedrooms are used for the shop. If you are looking for something a little bit different you can step right in and have a lucrative business the day of closing!

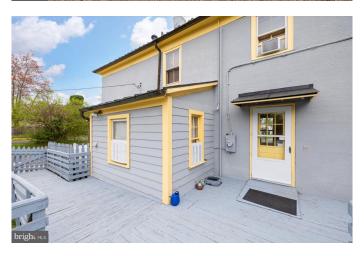
Welcome to Joan of Art Frame Shop, a beloved and hugely successful business that's been a staple of the community for nearly 30 years. Situated on a generous .44-acre Main Street lot in the charming and historic village of Marshall, this turnkey property offers both immediate income and long-term potential. 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® # VAFQ2012062

Price \$750,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,360

Acres 0.44

Year Built 1908

Type Residential

Sub-Type Detached

Style Farmhouse/National Folk

Status Active

## **Community Information**

Address 8387 W Main St

Subdivision NONE AVAILABLE

City Marshall

County FAUQUIER-VA

State VA

Zip Code 20115

#### Interior

Appliances Dryer, Oven/Range-Electric, Washer, Water Heater, Refrigerator

Heating Wall Unit

Cooling Window Unit(s)

# of Stories 2

Stories 2 Story

#### **Exterior**

Exterior Stucco

Exterior Features Outbuilding Apartment, Sidewalks, Deck(s), Porch(es), Picket Fence,

Fenced-Rear

Lot Description Landscaping, Level, Rear Yard, Road Frontage

Foundation Block

#### **School Information**

District FAUQUIER COUNTY PUBLIC SCHOOLS

#### **Additional Information**

Date Listed May 3rd, 2024

Days on Market 346 Zoning M-T

### **Listing Details**

Listing Office Rappahannock Real Estate, LLC.

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