



PRICE REDUCED! DOWNTOWN MIXED USE INVESTMENT PROPERTY

109 SOUTH KENT ST.
WINCHESTER, VA 22601

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Property Summary



OFFERING SUMMARY

Sale Price:	\$258,000
Building Size:	1,779 SF
Lot Size:	0.085 Acres
Price / SF:	\$132.10
Cap Rate:	8.0%
Year Built:	1900
Zoning:	B1
Market:	Northern Virginia
Submarket:	Winchester

PROPERTY OVERVIEW

PRICE REDUCED! Two story fully leased commercial property located in Downtown Winchester; two blocks away from the walking Mall and the Government center. The property is currently leased to a retail tenant. This property is now Residential over Commercial to one tenant. Office or Retail allowing for many lease opportunities in the future. The floorplans are well laid out for multiple tenants as well. The current tenant has entered into a three year lease with a three year option in June of 2023 and agreed to 3% rent increases per year. The building is 1,779 Sq. Ft. on two floors. Former price of \$275,500 reduced to \$258,000.00 and a solid 8% CAP rate!!

PROPERTY HIGHLIGHTS

- Six offices [3 up and 3 down] each approximately 14 feet by 14 feet
- 2 full baths [one on each floor]
- Secure private entrance to the second-floor office space stairs
- Parking spaces available
- Close to downtown city offices and Judicial Center

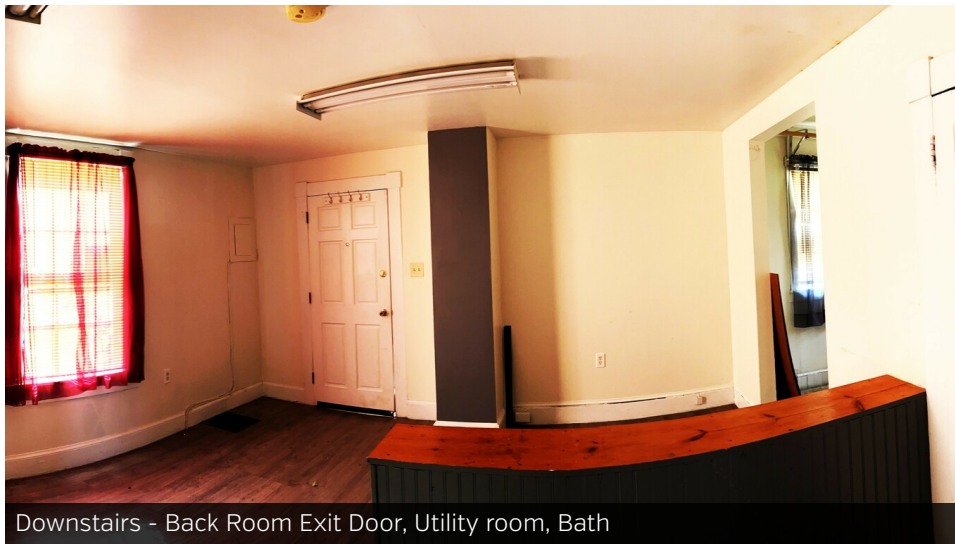
Additional Photos



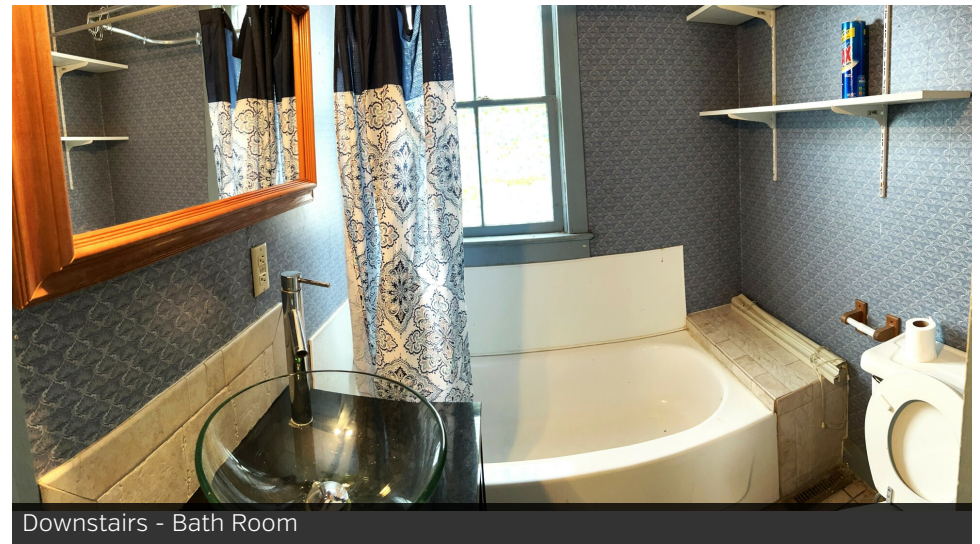
Downstairs - Front Room with Exit Door



Downstairs Center Room with Exit Door



Downstairs - Back Room Exit Door, Utility room, Bath



Downstairs - Bath Room

Additional Photos



Upstairs - Hall to 3 rooms and bath room



Upstairs - Front Room - Kitchen - Conference



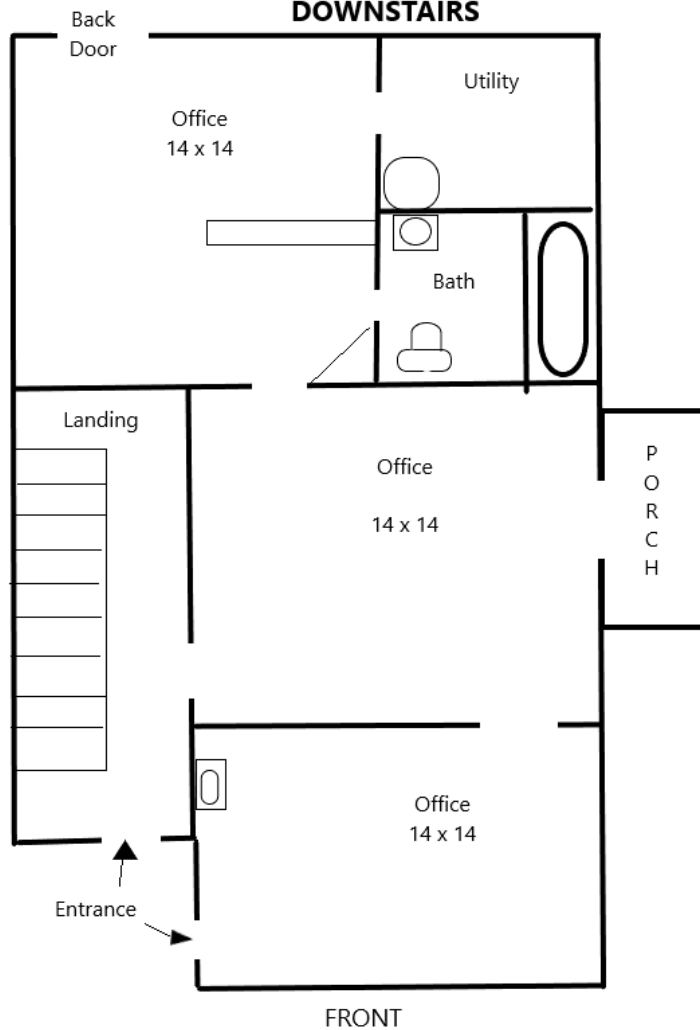
Upstairs - Center Room with door to Porch



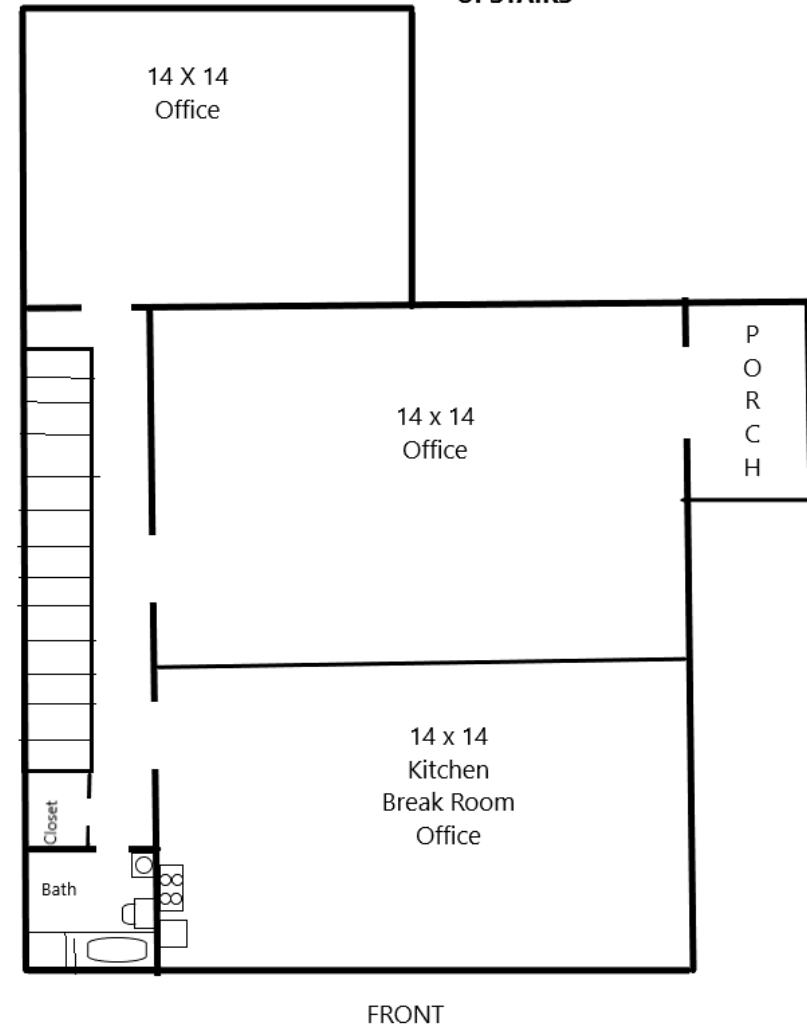
Upstairs - Back Room

Floor Plans

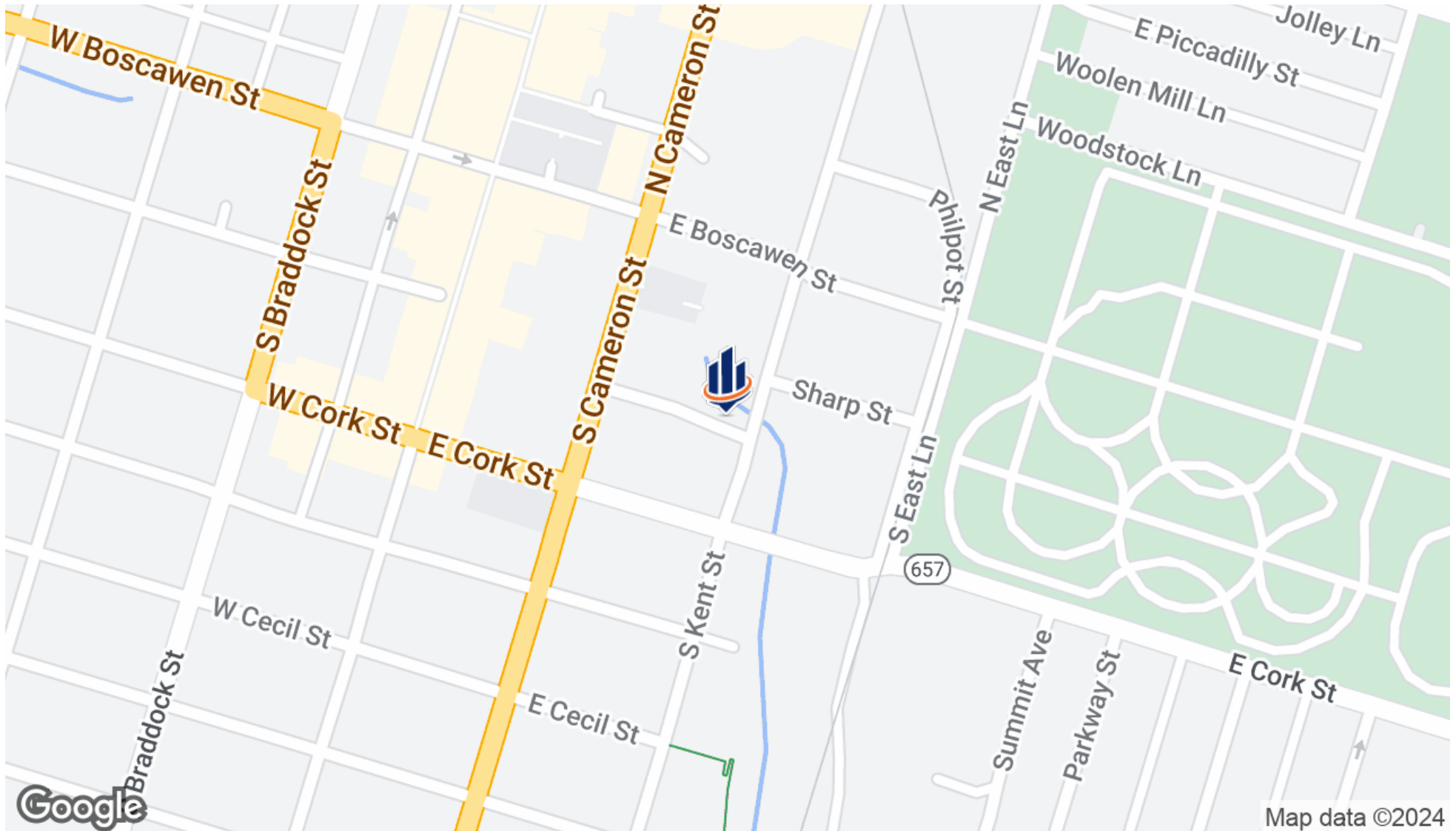
**109 South Kent St.
DOWNSTAIRS**



**109 South Kent St.
UPSTAIRS**



Location Map



Demographics Map & Report

POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	65,128	108,932	158,152
Average Age	40.5	41.4	41.4
Average Age (Male)	39.2	40.2	40.8
Average Age (Female)	41.7	42.5	42.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	26,363	43,807	64,104
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,718	\$88,211	\$85,850
Average House Value	\$250,147	\$267,967	\$262,110

* Demographic data derived from 2020 ACS - US Census

