

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

MLS® #VAFQ2012062

\$700,000

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	\$700,000
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
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Additional Information

Date Listed	May 3rd, 2024
Days on Market	352
Zoning	M-T

Listing Details

Listing Office	Rappahannock Real Estate, LLC.
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