



FOR SALE

Income-Producing Mixed Use Property in Downtown Winchester

48 W. Boscawen Street, Winchester, VA • Asking \$1,724,000

Gillian Greenfield, CCIM, Associate Broker | O: (877) 667-7071 | C: (540) 974-3927



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FOR SALE

MIXED USE OPPORTUNITY DOWNTOWN 48 W. Boscawen Street | Winchester, VA

PROPERTY DESCRIPTION

Rare opportunity! Beautifully restored and completely modernized mixed-use building in the heart of historic Winchester. This exceptional offering includes a fully leased commercial building with three strong-credit tenants and an unfinished third floor ready for residential conversion with potential eligibility for Historic Tax Credits. Sale includes the adjacent parking lot which is approved for multifamily development or can continue to serve as a highly desirable dedicated parking facility for tenants and customers. Located just one block from the historic Old Town Winchester Walking Mall and the Braddock Street Parking Garage, this legacy investment property offers more than 9,300 square feet of space with the first and second floors completely renovated and occupied. The property is also located within an Enterprise Zone, providing access to additional grant and incentive programs.

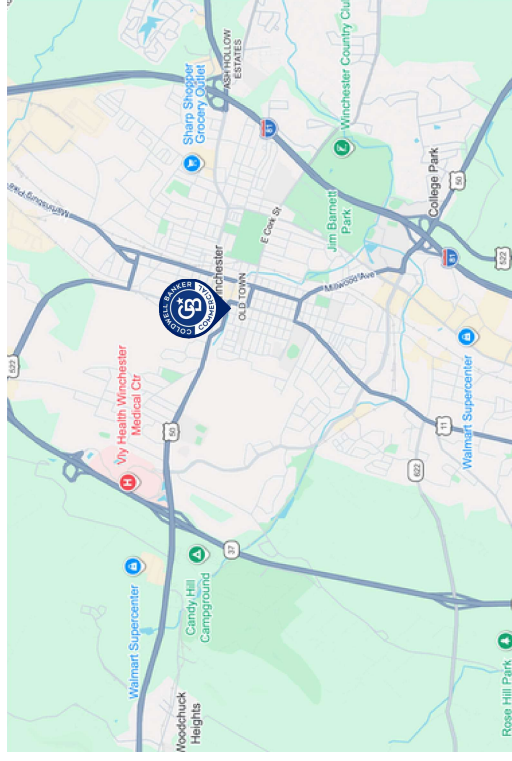
Current NOI exceeds \$80,000 annually, providing immediate cash flow with significant upside potential. Recent capital improvements include a metal roof, new HVAC systems, and modern tenant build-outs throughout the building. This unique asset offers a diversified income stream with retail and office tenants in place, while creating future opportunities for adding value.

Ideal for a 1031 exchange buyer or investor seeking stable income, long-term appreciation, and redevelopment potential in one of the Shenandoah Valley's most desirable downtown locations.

HIGHLIGHTS

- 9,300 sf building with fully leased commercial spaces plus 3rd floor for residential conversion
- Includes adjacent parking lot which is approved for multi-family development
- Immediate cash flow with \$80K annual NOI
- Amazing location just off of the downtown walking mall
- Possible tax incentives and grant opportunities (historic and enterprise zones)
- Ideal 1031 exchange or investment property
- Built in 1927, renovated in 2020
- Zoned B-1

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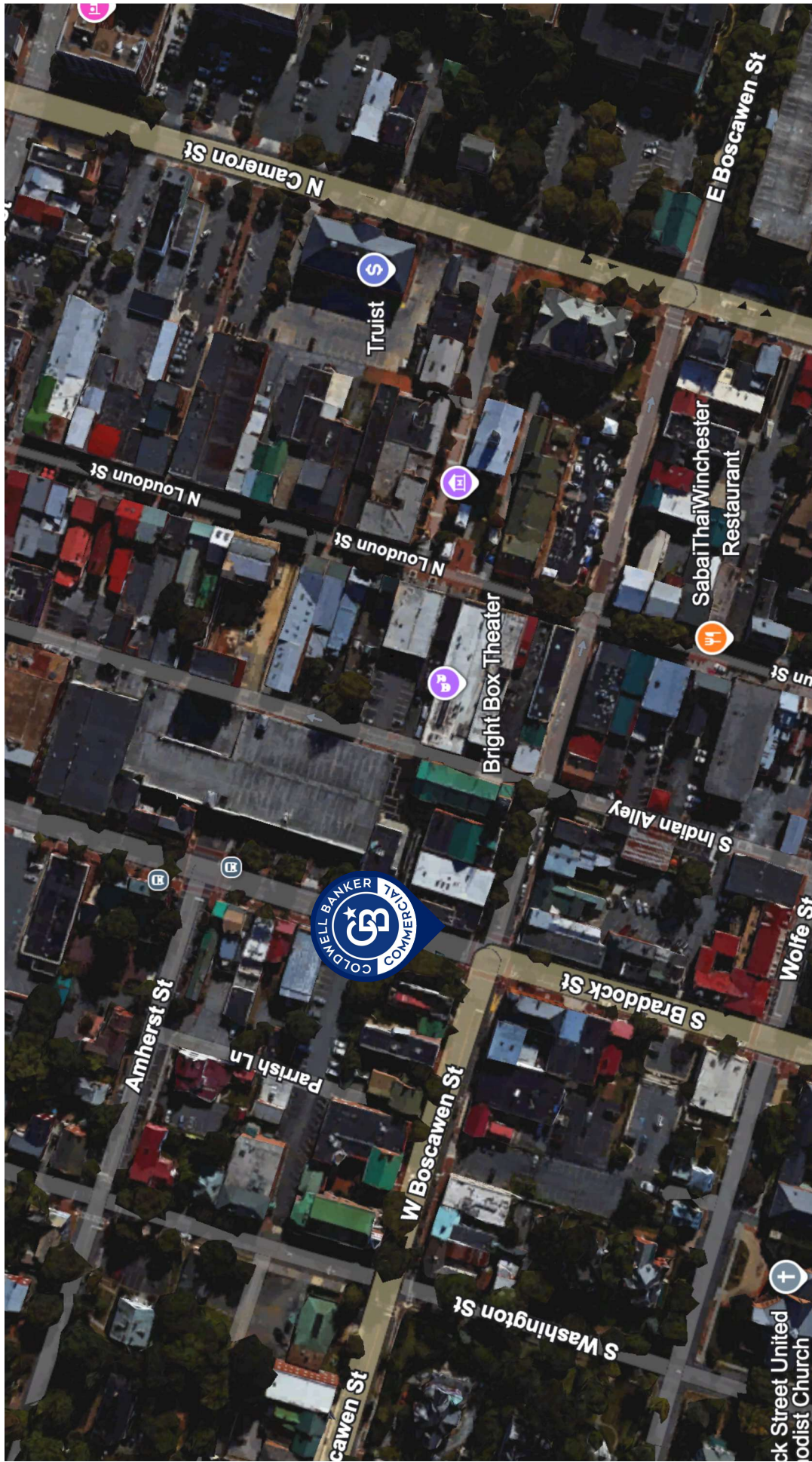
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Coldwell Banker Premier * Coldwell Banker Commercial
Associate Broker. Licensed in VA, WV, & MD
14 E. Piccadilly Street, Winchester, VA 22601

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AERIAL VIEW

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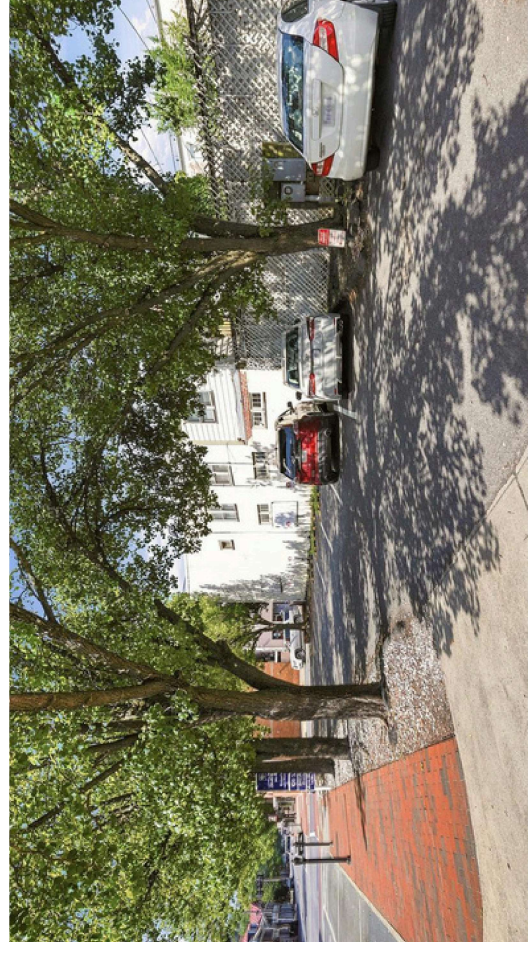
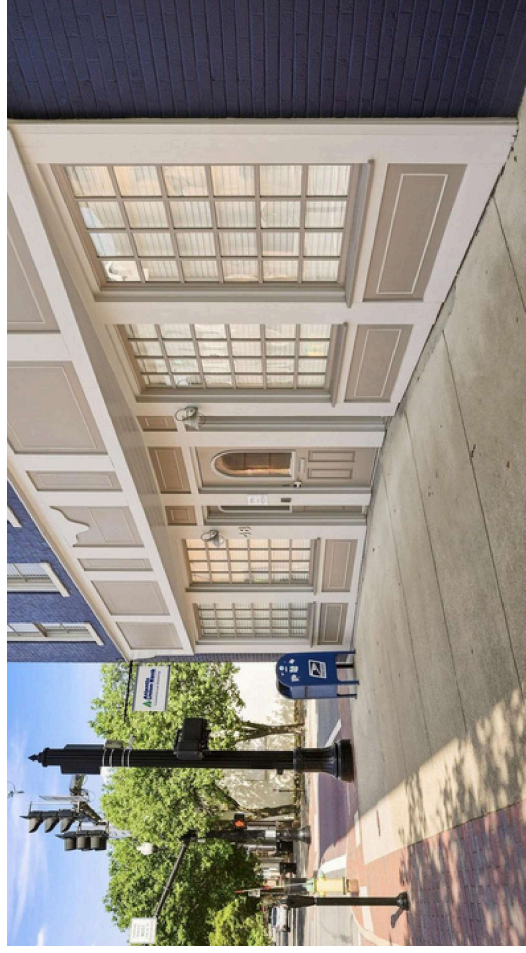
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PHOTO TOUR

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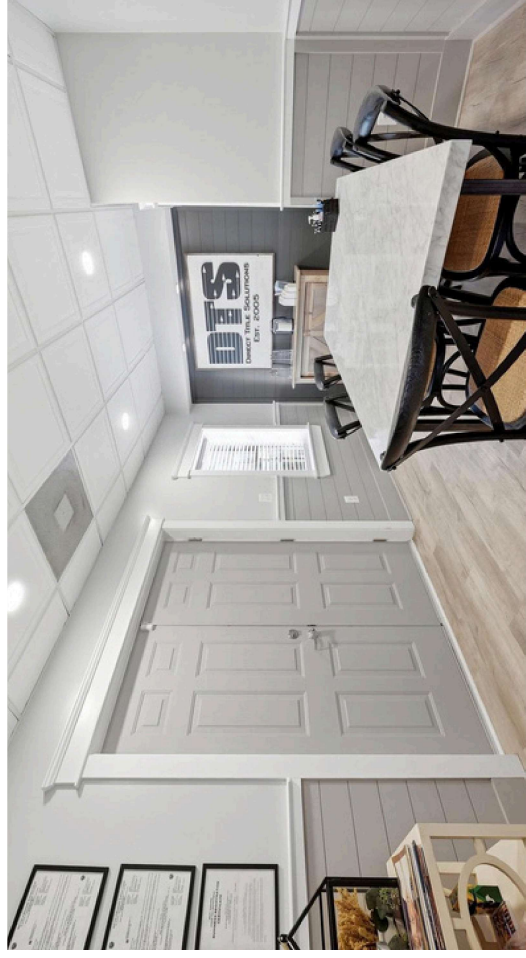
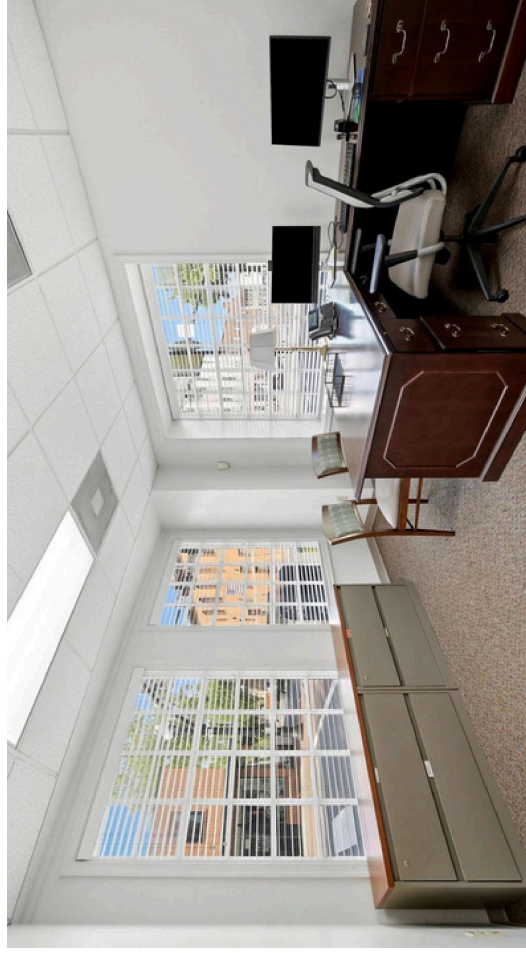
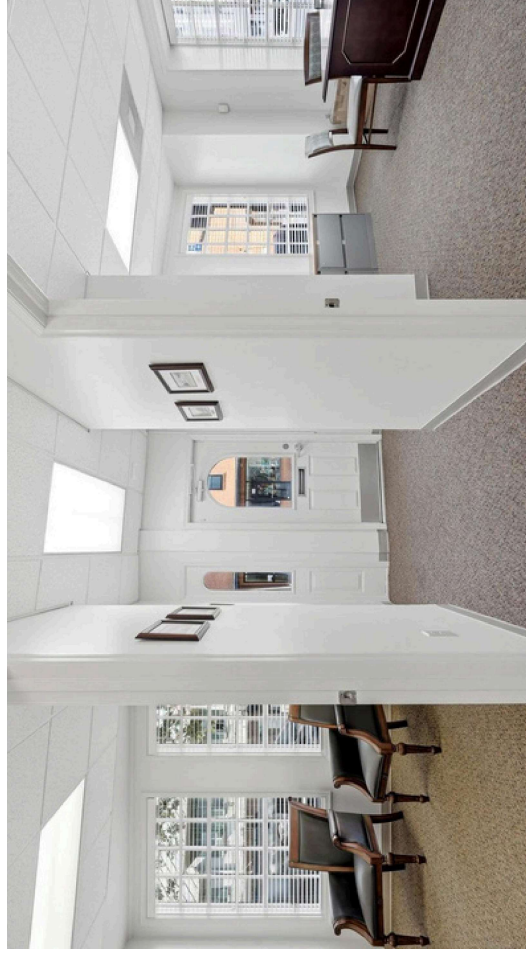
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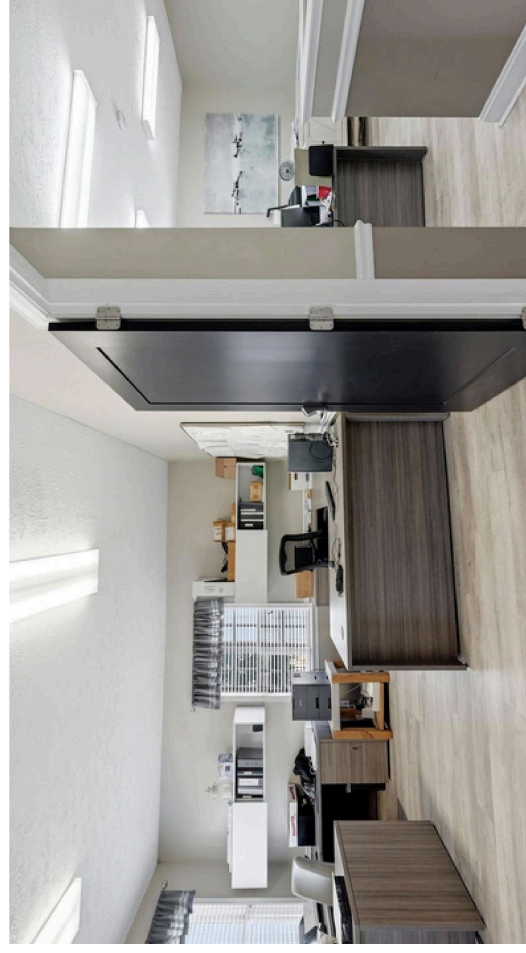
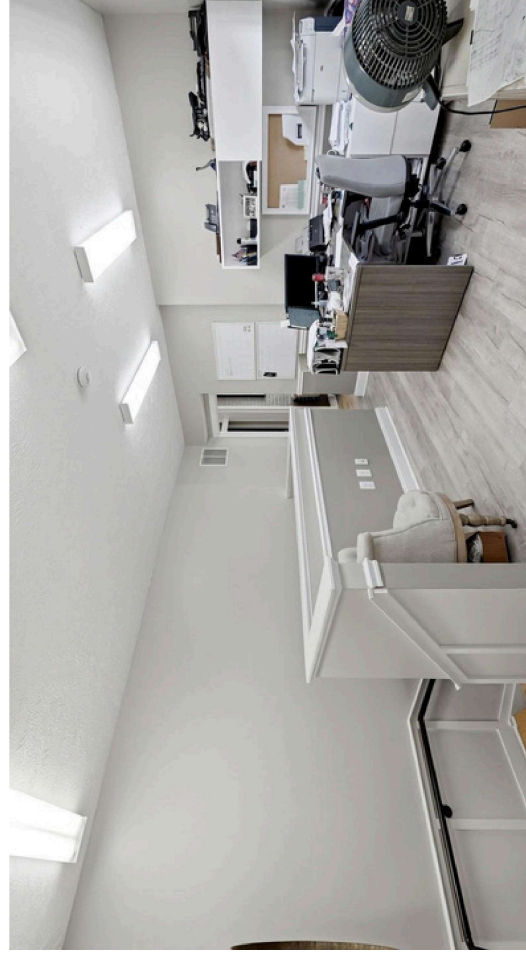
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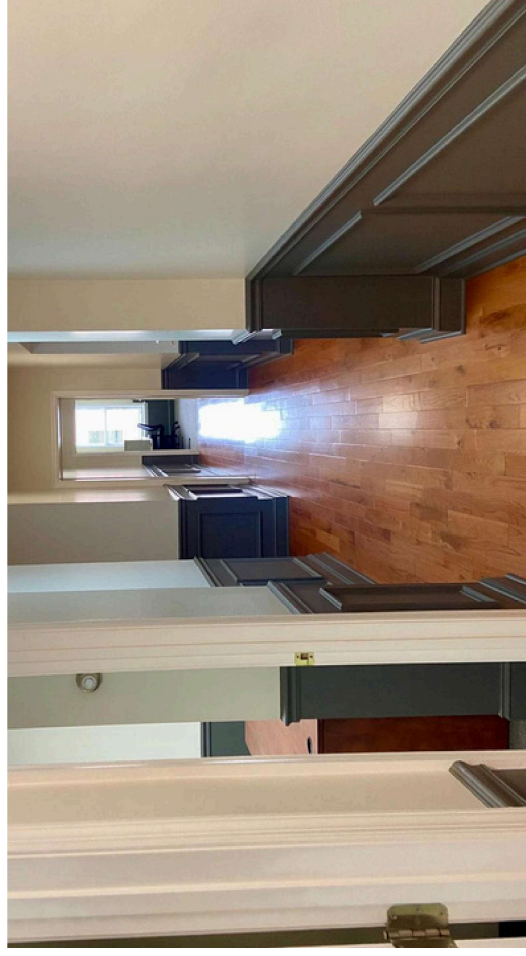
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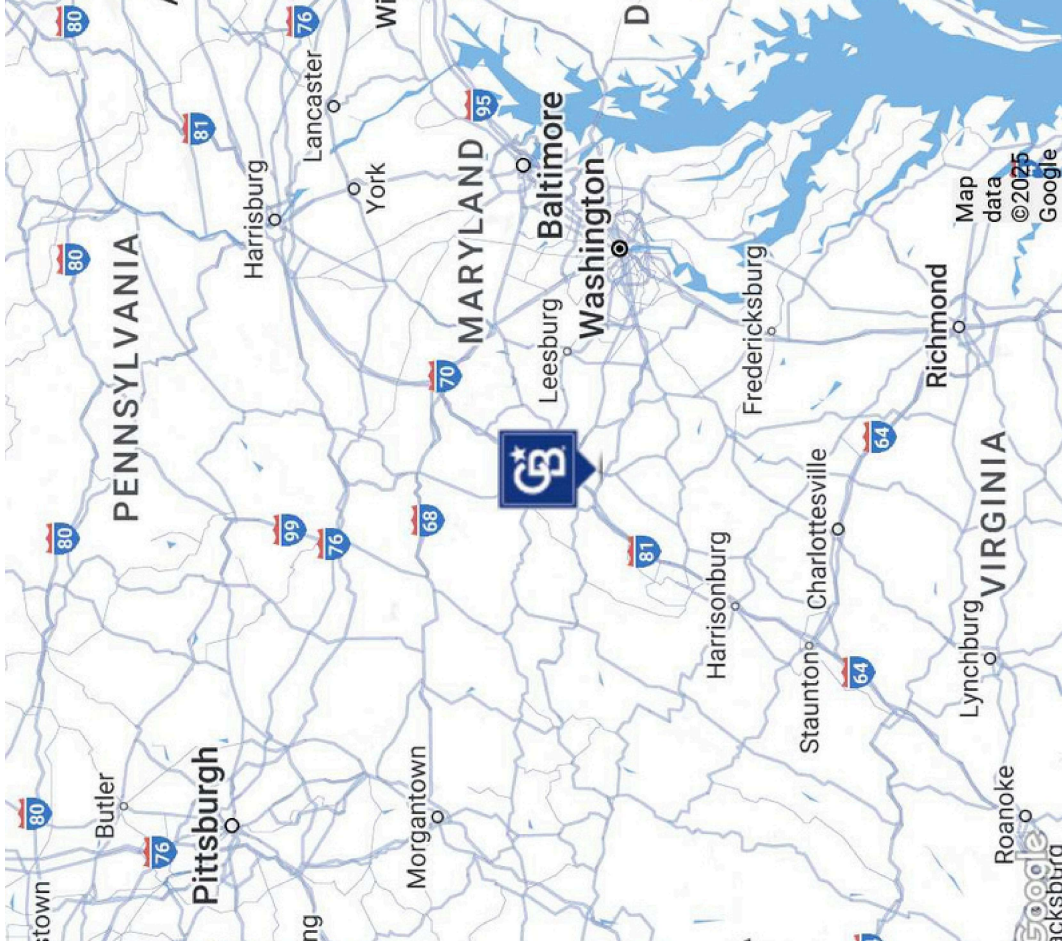


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LOCATION

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For over a decade, Winchester has consistently ranked in the top 20% of Virginia localities for new capital investment and job growth. The area has been recognized nationally by Forbes as one of the "Best Small Places for Business & Careers" and named one of Site Selection magazine's "Top 10 Tier-3 Metro Areas." These accolades reflect the region's thriving, diversified economy, which is powered by industries ranging from manufacturing, logistics, and finance to technology, healthcare, and startups. Winchester's consistent rise in new housing developments, medical facilities, and educational institutions further bolsters the consumer base that retailers depend on.

Recent years have brought major corporate investments and expansions, particularly in distribution and manufacturing, with companies attracted by the region's skilled workforce and logistical advantages. This economic vitality fuels consumer spending, population growth, and demand for retail services.

Location is everything in real estate, and Winchester delivers. Situated just 80 miles west of Washington, D.C., the area sits at the crossroads of I-81 and I-66, with access to CSX rail, Winchester & Western rail lines, and three major international airports — making it a logistical sweet spot for retail distribution and supply chains.

Winchester's strong labor force extends across a ten-county region in Virginia, Maryland, and West Virginia, encompassing over 360,000 workers. With 91% holding a high school diploma and 41% having an associate's degree or higher, the area boasts an educated and versatile talent pool.

Winchester presents an exceptional opportunity for investing in commercial real estate. This picturesque region isn't just a magnet for tourists and residents — it's a growing economic hub that offers strategic advantages for both immediate value and long-term potential.

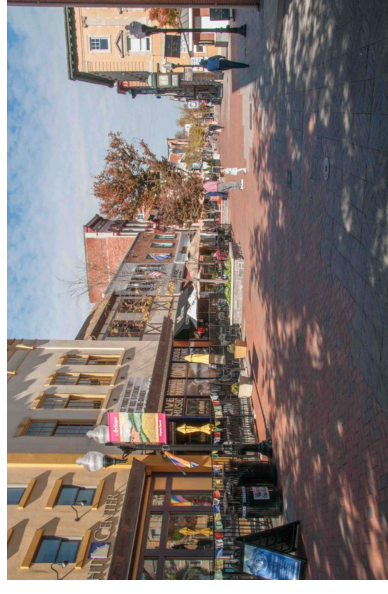
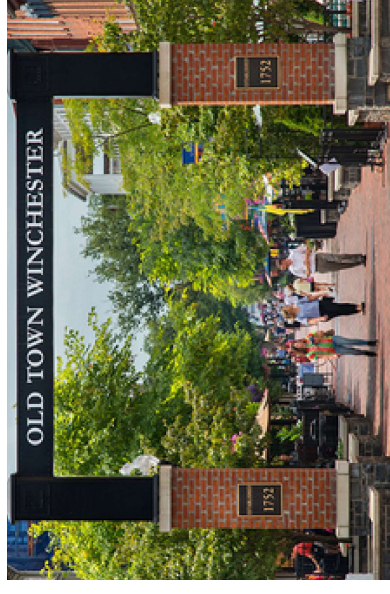
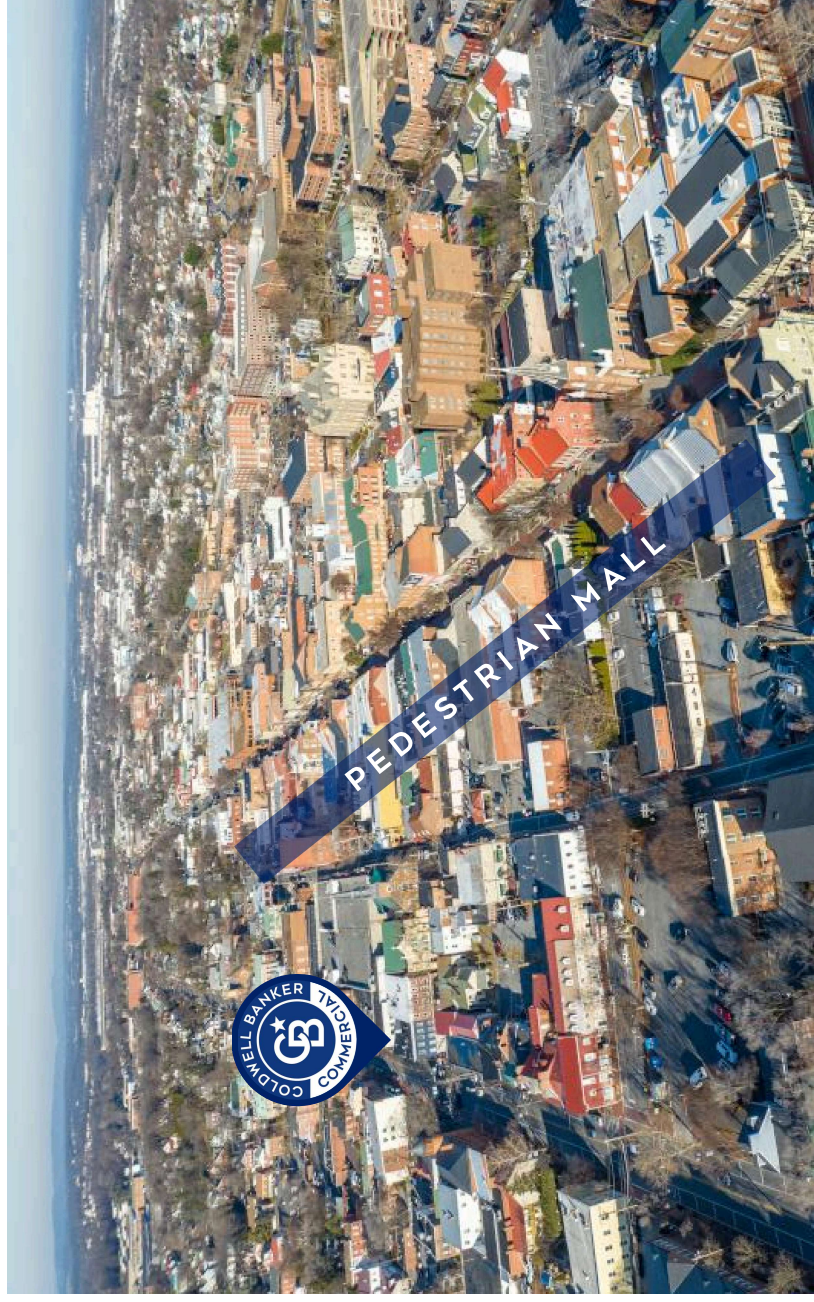


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COMMUNITY

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Old Town Winchester is a living testament to over 250 years of history, nestled within a 45-block National Register Historic District. Its heart is the charming Loudoun Street Pedestrian Mall which has been beautifully revitalized with brick paving, splash pads, inviting arches, and upgraded infrastructure. Lined with outdoor cafés, boutique shops, galleries, and family-friendly events, the mall pulses with year-round energy. History lovers and culture seekers enjoy the proximity to iconic landmarks such as the Stonewall Jackson Headquarters, George Washington's office, and the Old Courthouse Civil War Museum. With lively dining, walkable streets, and ample parking, it's no wonder this is one of the most sought-after areas in the region to live or locate a business. Here, cherished heritage meets contemporary vibrancy, making Old Town not only a neighborhood, but a lifestyle.

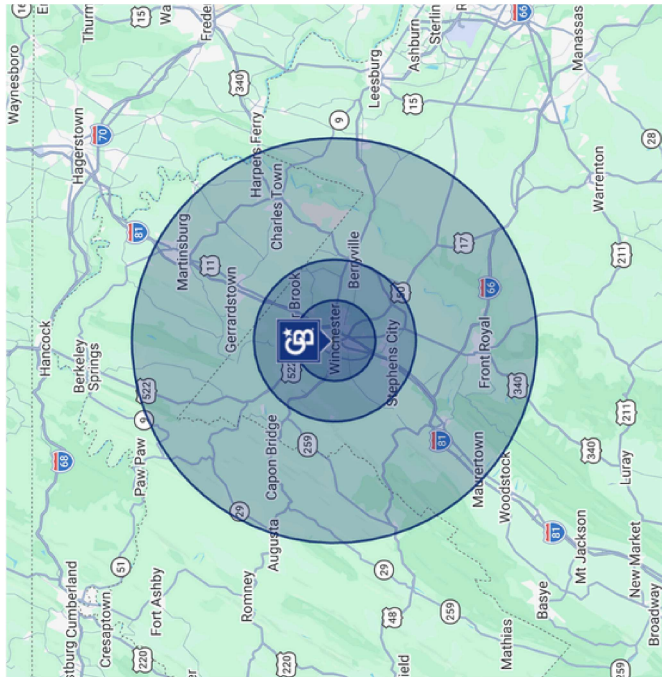
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DEMOGRAPHICS

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	5 Miles	10 Miles	25 Miles
Total households	25,891	43,110	141,893
Total population	68,277	115,423	375,183
Persons per household	2.6	2.7	2.6
Average household income	\$104,648	\$111,893	\$110,386
Per capita income	\$39,683	\$41,791	\$41,747
Average house value	\$363,439	\$386,973	\$367,392
Average age	39.7	40.6	41.2
Total housing units	27,631	46,236	155,618
Vacant	1,729	3,112	13,694
Owner occupied	15,304	29,470	105,826
Renter occupied	10,599	13,655	36,098
Unemployed	1,656	2,765	8,635
Armed forces	219	415	880
Not in labor force	19,444	32,014	104,854
Average travel time	29	31	36



SCAN FOR MORE
PROPERTY DETAILS &
DEMOGRAPHIC DATA

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