



130-134 King St

130-134 King St, Keysville, VA 23947

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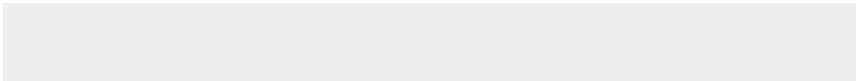
130-134 King St

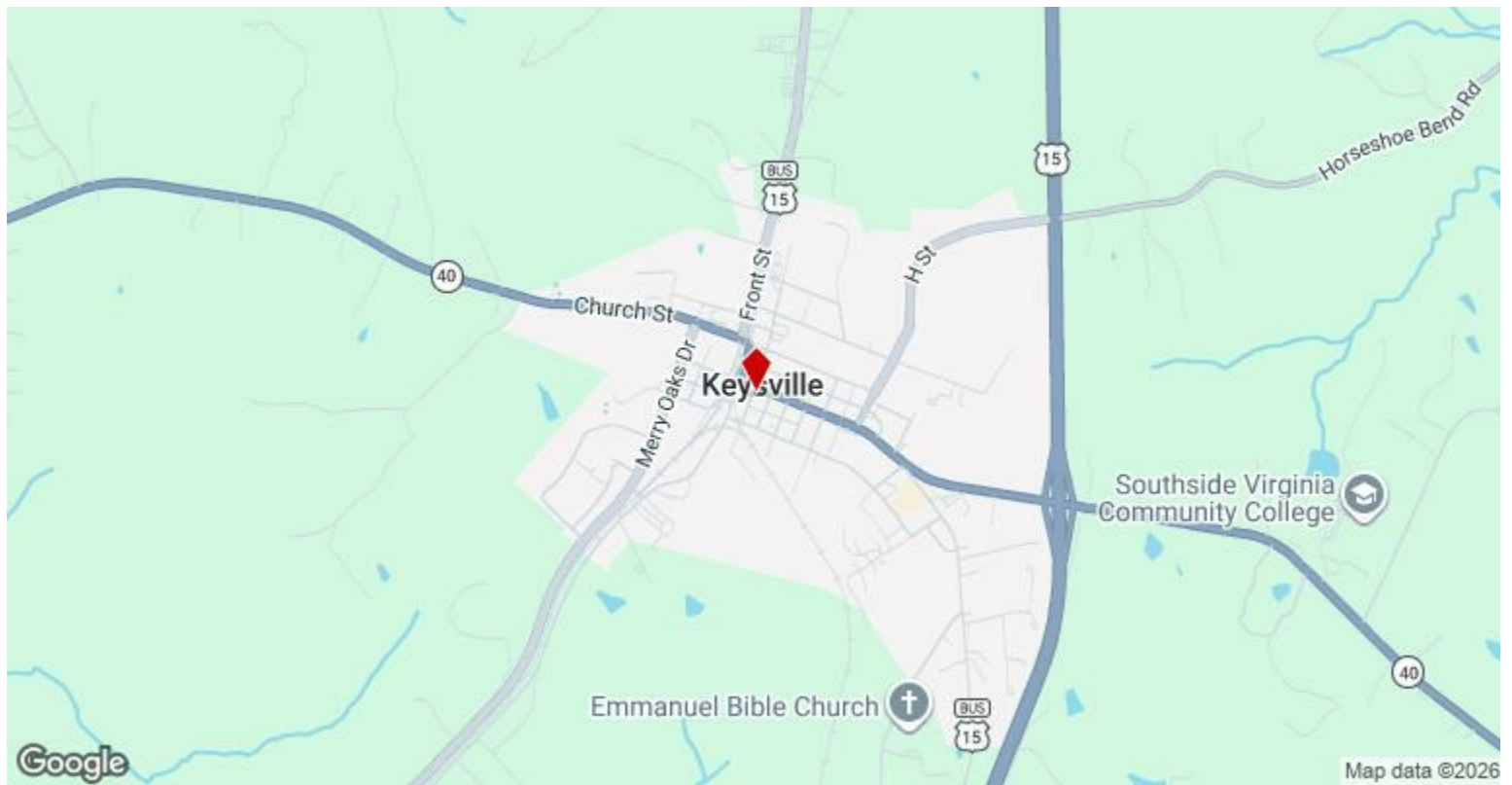
\$169,000

Located in the heart of Keysville, this offering includes two adjoining commercial buildings at 130 & 134 King Street totaling approximately $\pm 4,904$ square feet. Constructed in the early 1900s, these properties feature classic Main Street storefront architecture with large display windows, high ceilings, and an open floor plan that provides excellent flexibility for a variety of uses. The layout is well-suited for retail, restaurant, or office conversion, with strong street visibility and direct pedestrian access. The depth of the buildings allows for creative redevelopment, including potential multi-tenant configurations or a single owner-user concept. The structures are built with masonry and wood framing and include metal roofing systems that have been updated within approximately the past 8–12 years. Additional access points from the rear and side provide functionality for deliveries, service entry, or operational separation. The property has previously been utilized as rental space, demonstrating income-producing potential with improvements. While renovations are needed, this presents a compelling value-add opportunity for investors or business owners seeking to customize the space. Positioned within Keysville's historic downtown district, the buildings may qualify for federal and state historic rehabilitation tax credits, offering potential financial incentives for redevelopment. This is an excellent opportunity to acquire a prominent Main Street property with strong upside potential in a growing small-town market. Downtown Keysville presents a redevelopment and investment opportunity supported by documented consumer demand, community engagement, and measurable retail leakage. The study identified approximately 4.5 million visits between July 1, 2024 and June 30, 2026, demonstrating ongoing activity within the trade area. Retail demand significantly exceeds existing supply across multiple categories, creating opportunities for new business formation, adaptive reuse projects, and strategic property investment. Retail leakage analysis indicates an estimated \$92.6 million opportunity gap across total retail trade and food service categories in 2026, with projected unmet demand exceeding \$104.9 million by 2031. Categories showing notable demand include pharmacies and drug retailers, furniture and home furnishings,...

- Main St Historic District location, potential for tax break.
- Multiple specialty retail categories show measurable unmet consumer demand.
- Strong street visibility and direct pedestrian access.
- Retail demand exceeds supply by more than \$92 million across the trade area.
- Community input supports additional restaurants, retail, lodging, and entertainment uses.
- Downtown received approximately 4.5 million visits during the study period.

Price:	\$169,000
Property Type:	Flex
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	5,515 SF
Gross Building Area:	4,904 SF
Rentable Building Area:	4,904 SF
No. Stories:	1
Year Built:	1910
Tenancy:	Multi
Zoning Description:	Commercial
APN / Parcel ID:	054-B1-03-000-000-0120-C





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Property Photos



Property Photos



Property Photos



photo-41



photo-30

Property Photos



photo-27



photo-34