

# Welcome to *Grey Eye's Store*

11961 Lee Hwy., Sperryville, VA 22740

\$525,000

Robert  Chapman  
REAL ESTATE SERVICES

Two parcels, one price! Nestled in the heart of Sperryville's picturesque village, this beautifully restored 1,200-square-foot flat-front commercial building blends historic charm with modern comfort. Originally serving as a c.1920 general store, the classic flat front façade and traditional storefront design recall the spirit of bygone days. Inside, you'll find a stunning balance of old and new: original beadboard walls and ceilings have been meticulously preserved, while every system has been thoughtfully updated.

The restoration includes all-new plumbing, electrical, HVAC, and insulation, ensuring energy efficiency and reliability for years to come. Custom lighting and new flooring complement the historic details, creating an inviting space ready to welcome customers or clients.

Outside you'll find a newly built gravel parking structure to serve the property and rear storage shed. Zoned "Highway Commercial (HC)" for commercial use, the property offers an ideal opportunity for a boutique, gallery, café, office, or hospitality play.

Whether you're seeking a charming space for your business or a timeless investment in Sperryville's vibrant community, this classic flat-front building offers heritage, craftsmanship, and modern functionality — all in one perfectly restored package and all within one of Virginia's most beloved small towns.

Situated on Rt 211 across from one of two entrances to Sperryville's Main Street and just minutes from Shenandoah National Park. Vehicular traffic of approximately 2 million cars per year makes this a fantastic and highly visible location. This listing is for two parcels, sold together for a total of .84 acres (0.40 +.47acres). Listing agent retains interest in property.



VARP2002350

Half Baths



1

Acres



.87

Sq Ft



1,200

## Robert Chapman

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