

# The Former Sperryville Trading Property

11669 Lee Hwy • Sperryville, VA 22740

\$825,000



A tremendous opportunity for the keen-eyed investor or food operator. This 4,800 square foot, turn-key commercial property offers a fully equipped restaurant along with multiple additional commercial units, providing excellent potential for diversified rental income. The entire facility was comprehensively renovated in 2017 and has been meticulously maintained since. Further, the location is perfectly positioned on the busy Rte 211 which sees in excess of over 2 million vehicles annually.

Inside, the property features a well-appointed 700 square foot commercial kitchen with all equipment included—from stainless steel appliances to shelving, smallwares, napkins, and service items. The 1,100 square foot dining room is complemented by a 700 square foot front dining deck. The restaurant accommodates approximately 50 patrons and includes bright spacious, modern men's and women's restrooms.

Outdoors, a generous covered porch provides seating for an additional 30+ dining guests. The property boasts the second-largest paved parking lot in Sperryville, offering space for 20+ vehicles. The site also includes a valuable grandfathered billboard sign—an entitlement that would be un-buildable under today's zoning regulations.

Documentation available upon request: P&L for past food service operations, appraisals and surveys. **SHOWN BY APPOINTMENT ONLY**



Acres	Sq Ft
 3.35	 4,800

## Property Facts at a Glance....

- Multiple Commercial units
- Includes fully furnished, turnkey restaurant
- Zoned Highway Commercial
- 2 Million vehicles annually
- Priced well below 2021 appraisal.

Listing Agents

**Adam Beroza**

📞 540 244 1471

✉ adam@cheriwoodard.com

**Robert Chapman**

📞 703 887 0895

✉ robert@cheriwoodard.com



**CHERI WOODARD REALTY**

37C Main Street • P.O. Box 550 • Sperryville, VA 22740  
Office: 540-987-8500

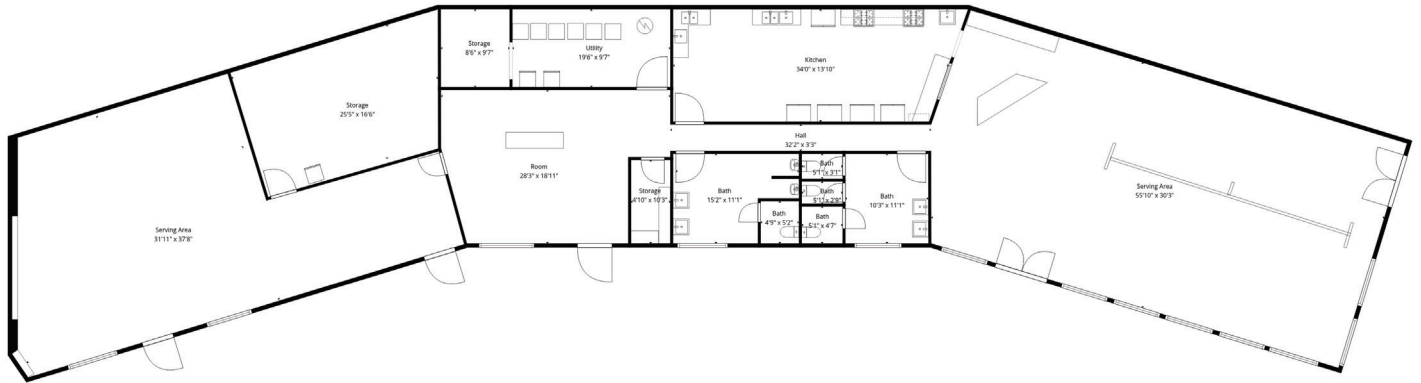
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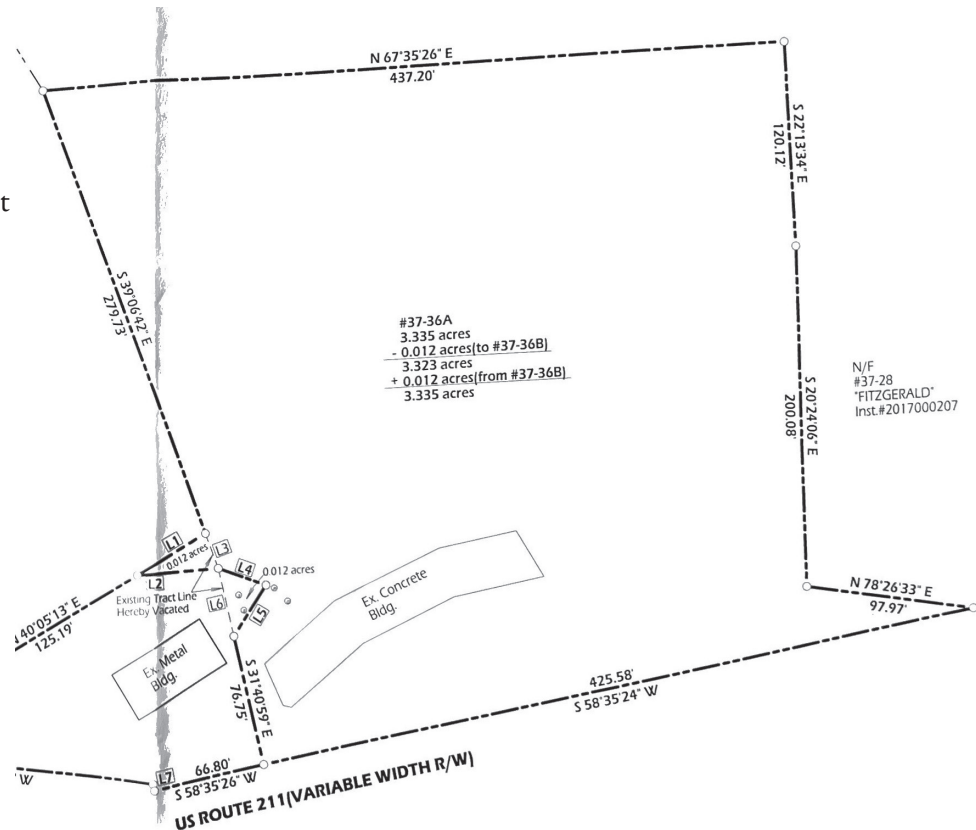
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11669 Lee Hwy Interior



11669 Lee Hwy Plat



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