



CHERI WOODARD REALTY

BEFORE AND AFTER, \$995,000





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Affectionately known as Rappahannock's Living Room, Before&After is a thriving, turnkey business including the historic Engham House, the coffee shop/bakery, office rentals, vacation rental and riverside cottage. Almost everything conveys including furniture, fixtures, equipment, recipes, good will, real estate and inventory.

Strategically sited in the center of Sperryville, Before&After has a fiercely loyal customer base of locals, weekenders and tourists. The property is a registered Historic Building located in the Sperryville Historic District. The building has an authentic historical ambience and a wonderful rambling appeal.

Address: 31 Main Street, Sperryville

Price: \$995,000

BrightMLS#: VARP2002768

Acres: 0.358 +/-



MARTIN WOODARD



CHERI WOODARD



**Contact Cheri Woodard, 540-742-0833
or Martin Woodard, 540-244-0349 for more information**

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