

**FOR
SALE**

HISTORIC BUILDING

Erksine Building

1 Middlebrook Avenue | Staunton, VA 24401



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

SALE PRICE: \$1,700,000



PROPERTY HIGHLIGHTS

- › 15,740± gross SF one of a kind historic office/retail building for sale
- › Eligible for State and Federal rehabilitation tax credits [CLICK HERE](#)
- › Prominently located in the Heart of Old Town Staunton
- › Nearby Amenities include the Virginia Scenic Railway, Byers Street Bistro, the Depot Grille, and much more
- › Proximal to I-64 and I-81
- › Zoned B-2 [CLICK HERE](#)

FOR MORE INFORMATION:

ROBBIE BERNDT

Senior Associate

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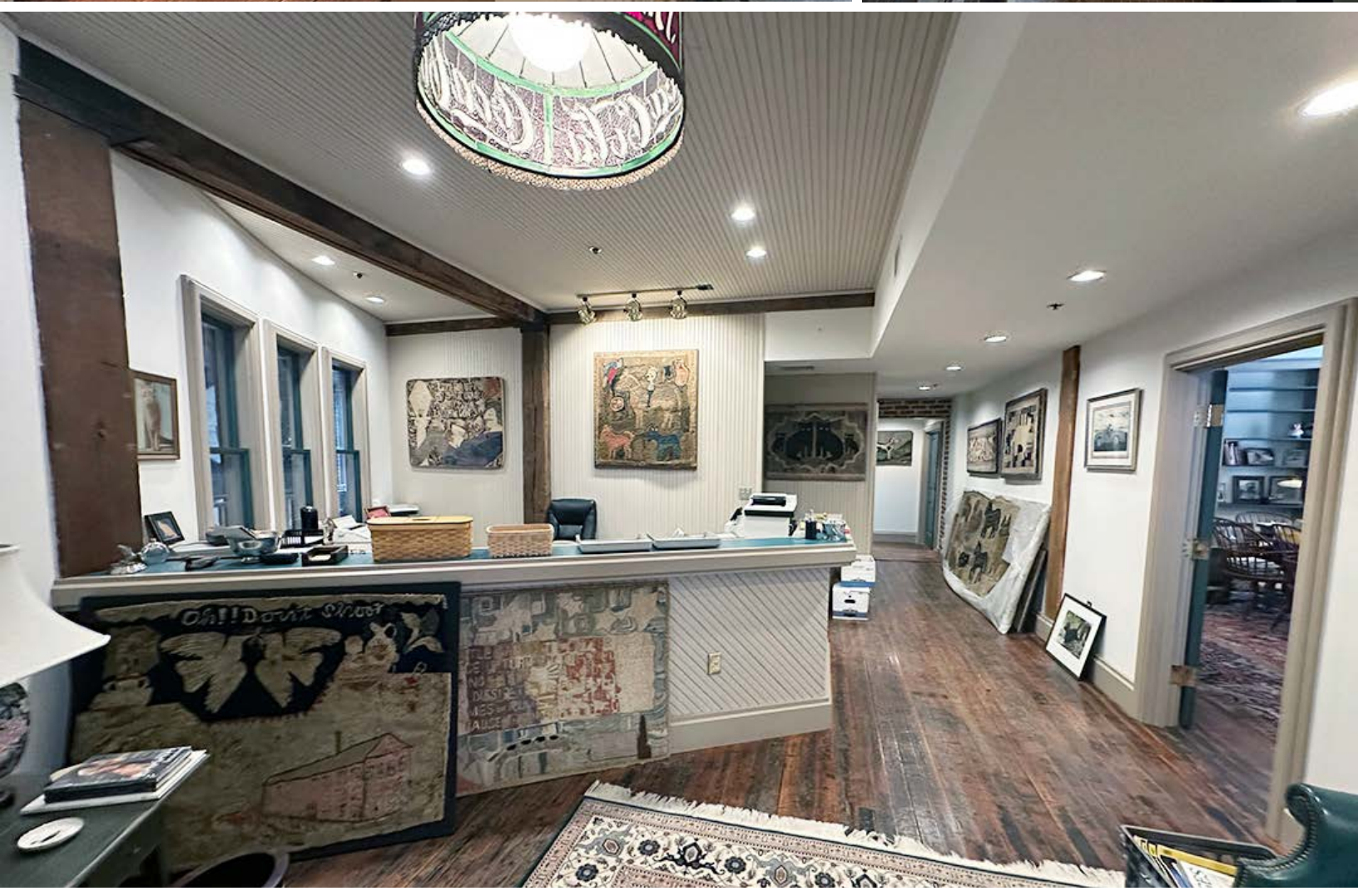
BILL BARNETT

Senior Vice President, Partner

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



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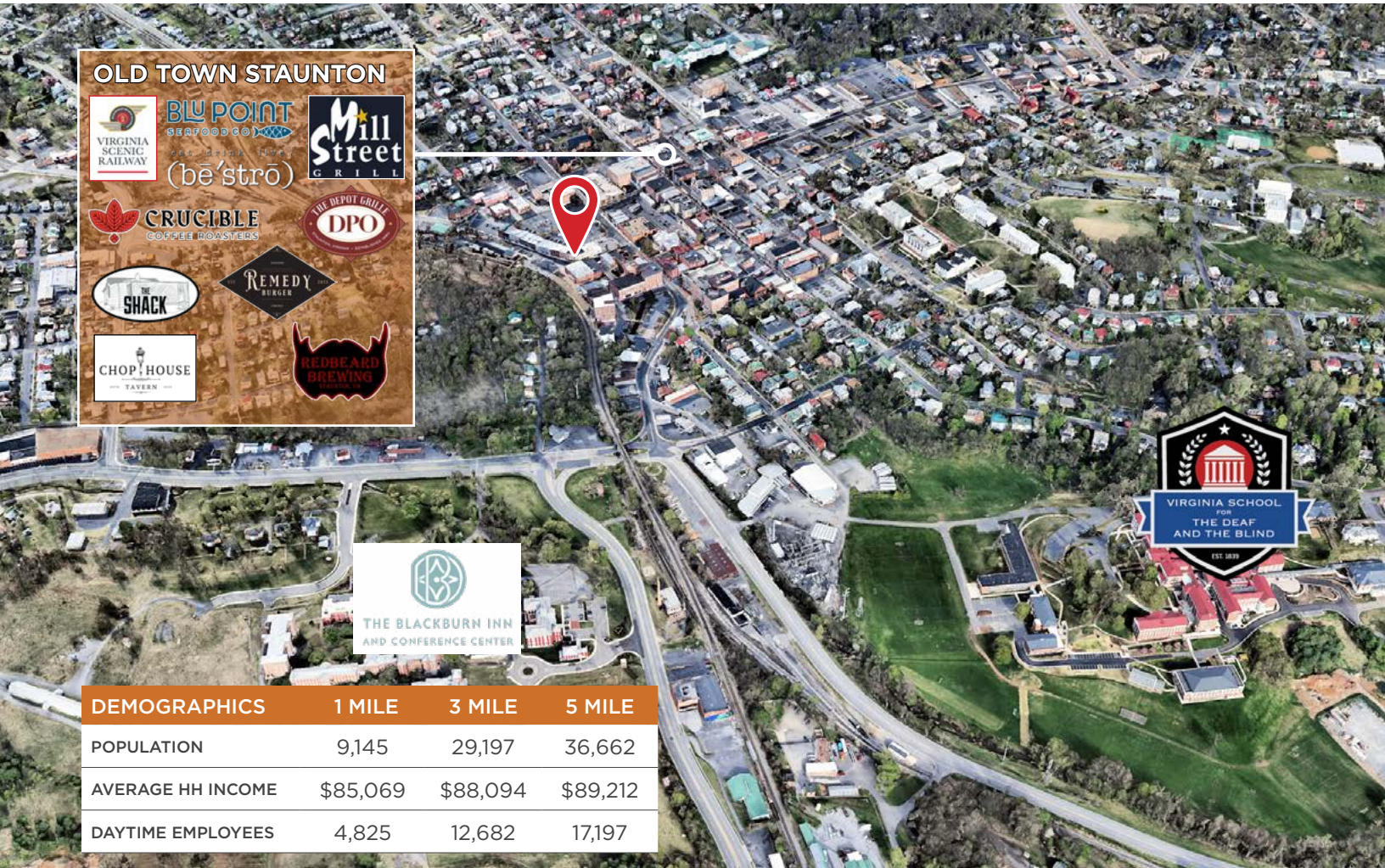
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MARKET OVERVIEW

OLD TOWN STAUNTON

NURTURING A CULTURALLY VIBRANT AND ECONOMICALLY ROBUST DOWNTOWN

Staunton is an award-winning Virginia Main Street Community with **270 businesses, 30 restaurants, 80 specialty stores, antiques, service businesses and salons**, all cloistered in an historically preserved setting featuring Victorian architecture. Downtown theaters include the Blackfriar's Playhouse at The American Shakespeare Center, The Visulite and The Dixie. Attractions include the Farmer's Market, The Antique Fire Engine Museum, Woodrow Wilson Presidential Library and Birthplace, the R. R. Smith Center for Arts and History, and Mary Baldwin College. Lodging choices include The Miller House Bed & Breakfast, The Frederick House, Howard Johnson's and Hotel 24 South and Conference Center.



SOURCE: virginia.org/listing/historic-downtown-staunton

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