



# COURT STREET INVESTMENT PROPERTY

137 W. COURT STREET  
WOODSTOCK, VA 22664

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**Jim Guisewhite**  
Managing Director | Principal Broker  
540.325.0573  
[jim.guisewhite@svn.com](mailto:jim.guisewhite@svn.com)

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$420,000
Lot Size:	0.05 Acres
Year Built:	1947
Building Size:	2,400 SF
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Woodstock
Price / SF:	\$175.00

## PROPERTY OVERVIEW

Small "Bite Sized" investment located in downtown Woodstock, VA. Two story brick building has been rehabbed completely to the brick inner walls, everything has been replaced and modernized over the past 10 years. Quality build out throughout the premises. Long established tenants, which both Edward Jones and Vision Products have had multiple lease extensions showing their commitment to this site. Property is located near old Court House, Fire Department and numerous restaurants on Main Street, Add to all this, public parking on adjacent lot and you have a prime site for long term occupancy and security. Property is being offered at a 7% Cap Rate at \$435,000. Must see to fully appreciate the pride of ownership that went into this property. Shown by appointment only! Variable rate commission.

## PROPERTY HIGHLIGHTS

- Total Rehab from basement to the roof
- Quality office build out
- Long time tenants with established rental history
- Located in central downtown Woodstock
- Offered for the first time at a 7% cap rate

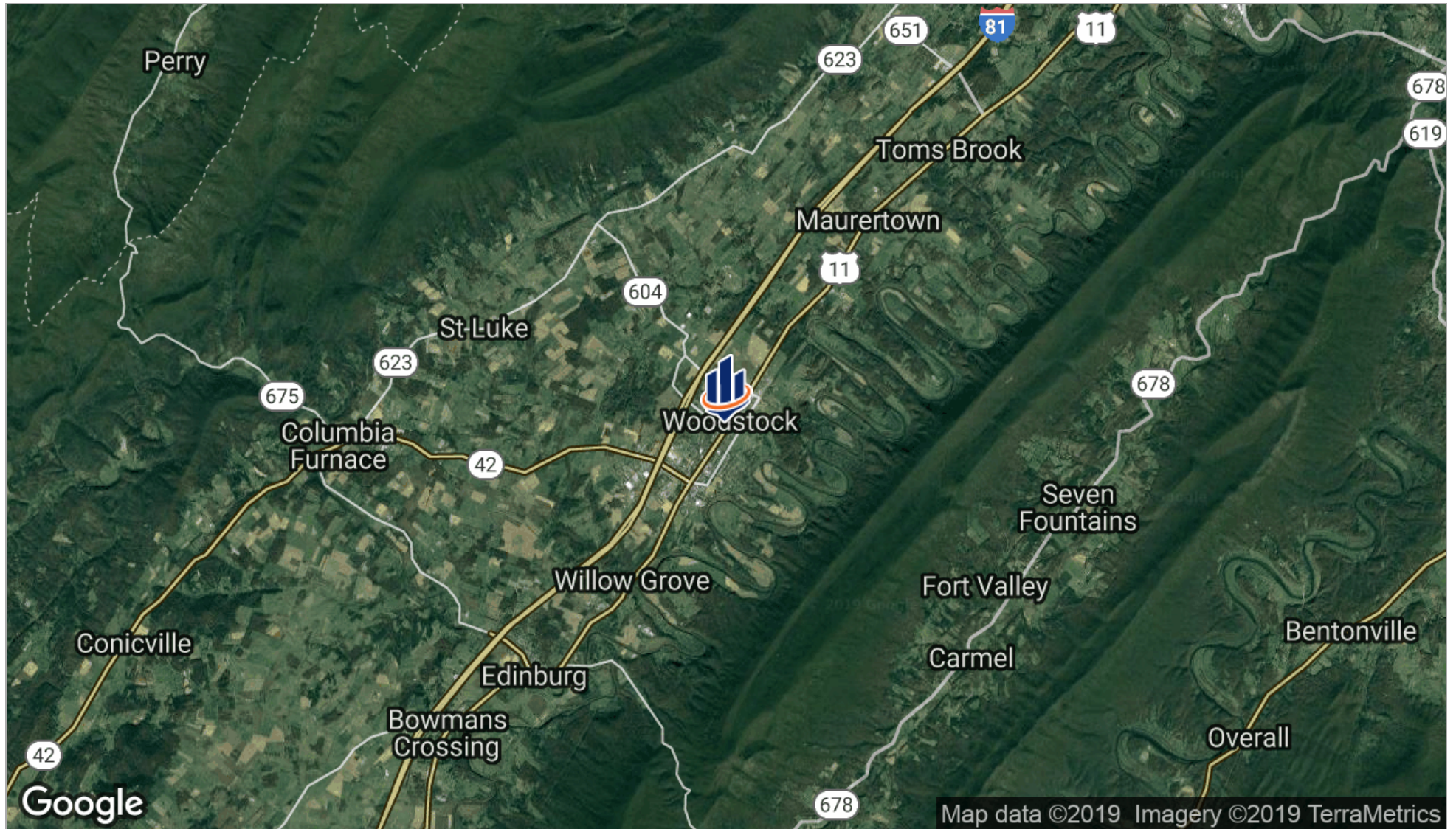


# Additional Photos



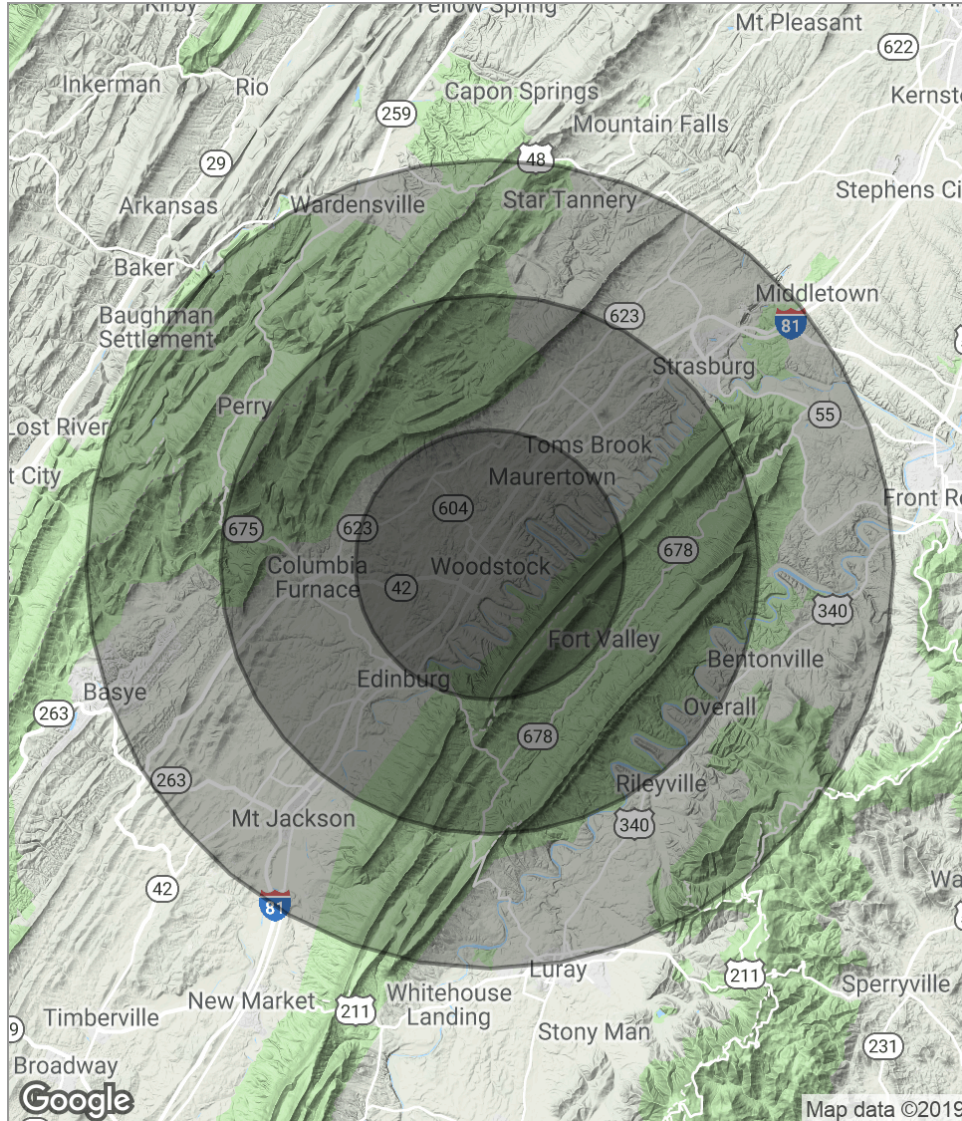


# Location Maps





# Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	11,496	27,022	53,581
Median age	42.9	43.2	42.6
Median age [Male]	41.7	42.1	41.3
Median age [Female]	43.7	44.0	43.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,912	11,324	21,904
# of persons per HH	2.3	2.4	2.4
Average HH income	\$59,999	\$61,198	\$61,248
Average house value	\$261,937	\$256,921	\$255,201

\* Demographic data derived from 2010 US Census