



701 MAIN ST, CULPEPER, CULPEPER

ACTIVE

Initial public offering of one of Culpeper's most iconic sites. The former home of Baby Jim's is now the Main Street gateway to a 4-lot, 1.72 acre canvas offering myriad opportunities for discerning developers. All lots maintain either C3 or R3 zoning and afford the opportunity to immediately develop over 40 units; however, preliminary meetings with the town indicate they would accommodate a request for additional density. This represents an incredible opportunity to develop almost an entire city block and your vision run wild. Condos ... Luxury Apartments ... Townhomes ... Mixed Use? The local market is receptive to virtually any product offering. There is also an intriguing affordable housing play, whereby your acquisition/development costs could be offset by sizeable tax credits. Rarely do opportunities to redevelop a premier Main Street location in downtown Culpeper present themselves. Easy access to all commuter routes, a short walk to historic and award-winning Davis & Main shopping and dining corridor, close proximity to rail service, public utilities on site, as well as, fiber, cable and natural gas. Long overdue, don't miss your opportunity to be at the forefront of redeveloping one of Culpeper's next hot sections ... Nor

MORE DETAILS

Address:

701 MAIN ST
CULPEPER, VA 22701

Acreage: 1.7 acres

County: Culpeper

GPS Location:

38.477316 x -77.994388

PRICE: \$2,750,000