

\$299,999 - 40 Main Street, BOONES MILL

MLS® #VAFK2000034

\$299,999

6 Bedroom, 1.50 Bathroom, 4,550 sqft
Residential on 0.40 Acres

NONE AVAILABLE, BOONES MILL, VA

<https://www.townofboonesmill.org/boones-mill-downtown-revitalization-plan>

Property can be use it for business, residential, live and work, Multiple unit apartment or Detach home. CURRENTLY IS COMMERCIAL BUILDING. BUYERS MUST APPLY PERMIT FROM FRANKLIN COUNTY AND TOWN TO CHANGE TO RESIDENTIAL OR HOME ON BUYER'S COST. Only 2 Haft Bath, Small Kitchen. but the big retail space can turn to big kitchen, living, dining, family room.

Close the 2 lane Drive-Thru for an additional apartment unit.

4 Side Brick, 1 Story, inside 4884sf: The 2500sf retail space

Those 10 rooms can be bedrooms or office room

Commercial HVAC, Front is 12'™-14'™ Tall building, Back lower.

Parking Lot at front, Side the 2 drive-through Ln, The backyard parking lot

The 2 drive-Through can be a parking lot, close up for additional retail/storage/office space.

The city limits do not have a lot of people but a lot of people live in Boones Mill.

This building is next to Roanoke & Rocky Mount. Virginia Tech, USPS, Shops, Public Water, Sewer, Electric. Internet, Off busy Rt.220 Franklin-Virgil Goode Hwy. Everyday about 30 thousand cars pass through Rt. 220 & Main Street.

Dimensions: Approximate 66 feet x 74 feet =



4884sqft.

Central AC & Heating System with 6

thermosphere, 3 Circuit Breakers

This 5,000+sf: Big retail store none zone area
can be business, apartments or both

Big front door, 2 back exit doors. Many
windows at the front, back & both sides.

1 Kitchen, 2 Rest room, 1 Utilities room, 1
storage, 1 safety deposit room.

#1. The big Retail Space about 2500sqft with
a lot of big tall windows

#2. Room 16'8" x 11â€™ = 188sf 12â€™
tall ceiling, without window.

#3. Room 16â€™8â€™ x 12â€™9â€™ = 210sf
12â€™ Tall ceiling. With the window.

#4. Room 16â€™8â€™ x 5â€™ = 100sf The
Small room 12â€™ tall ceiling.

#5. Room 16â€™8â€™ x 30â€™4â€™ = 510sf,
12â€™ ceiling Exit door to rear parking, 2
windows.

#6. Room 14â€™3â€™ x 7â€™10â€™ = 105sf
The safety deposit room, No window

#7. Room 14â€™3â€™ x 7â€™10â€™ = 110sf,
next to Drive-Thru, No window

#8. Room with small wall unit AC 11â€™8â€™
x 9â€™7â€™ = 120sf

#9. Room 16â€™8â€™ x 15â€™4â€™ = 272sf
next to drive-through with big windows,

#10. Room 16â€™8â€™ x 15â€™4â€™ = 255sf
12â€™ ceiling, Storefront, Big windows for
sign.

#11. Close the 2 lane Drive-Thru build an
additional apartment unit.

Updated the following and more:

1.

Built in 1955

Essential Information

MLS® # VAFK2000034

Price \$299,999

Bedrooms 6

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	4,550
Acres	0.40
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Federal
Status	Active

Community Information

Address	40 Main Street
Subdivision	NONE AVAILABLE
City	BOONES MILL
County	FRANKLIN-VA
State	VA
Zip Code	24065

Amenities

Utilities	Water Available, Sewer Available, Electric Available, Cable TV Available, Phone Available
Parking	Free, Prk Space Cnvys, Paved Parking, Private, Secure Parking, Surface
View	Creek/Stream, Mountain, City
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Floor Plan-Open
Heating	Central, 90% Forced Air, Heat Pump - Electric BackUp, Heat Pump(s), Zoned
Cooling	Central A/C, Heat Pump(s), Multi Units, Zoned
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding, Block, Concrete/Block, Combination
Lot Description	Additional Lot(s), Adjoins - Open Space, Bcks-Opn Comm, Backs to

Trees, Cul-de-sac, Front Yard, Level, Mountainous, Rural, SideYard(s), Stream/creek, Trees/Wooded, Vegetation Planting, Road Frontage, Rear Yard, Lot Premium, Private, Unrestricted

Roof Concrete, Flat
Foundation Concrete Perimeter, Slab

School Information

District FRANKLIN COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed March 7th, 2024
Days on Market 595
Zoning NONE

Listing Details

Listing Office Money Realty LLC

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