

\$1,299,000 - 45 Boscawen St E, Winchester

MLS® #VAWI2005014

\$1,299,000

0 Bedroom, 0.00 Bathroom, 7,500 sqft

Commercial Sale on 0.06 Acres

NONE AVAILABLE, Winchester, VA

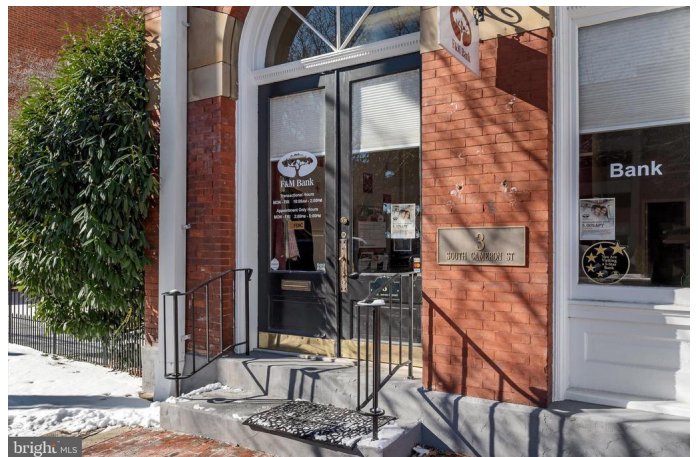
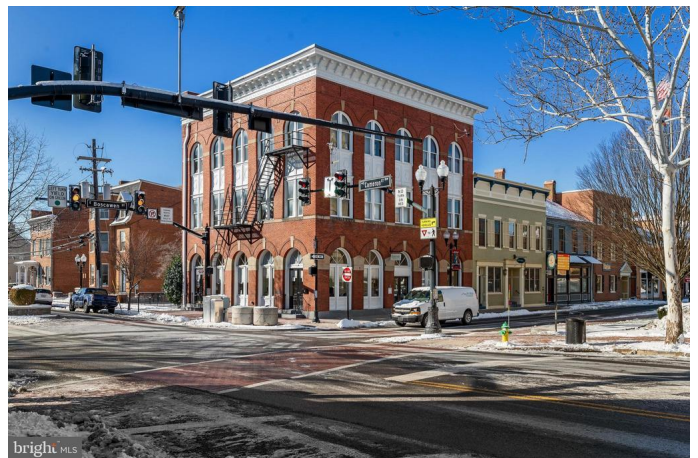
Landmark, historic building for sale, Downtown Winchester, Virginia. Outstanding tenant history. Sold with 1st and 3rd floors leased, 2nd floor will be available for lease or end-user occupancy! A total of 7500 SF on three floors, located immediately adjacent to City Hall, across the street from public parking garage, and one block from Old Town Walking Mall and County municipal buildings. LOCATION LOCATION LOCATION. Iconically known as the Odd Fellows Building, built in 1930 and meticulously and historically restored for Class A office space with all modern amenities. Proforma GOI \$100K+/annual. OPEX averages \$20K/year (majority passed through to tenants via NNN fees). Ideal for owner-occupant wanting residual income, opportunity for growth, and a legacy investment. Two retail/office spaces on 1st floor, elevator to 2nd and 3rd floor office suites. Vaulted ceilings, massive, oversized windows, classic hardwood finishes, a true First Class building in meticulously-cared for condition. 2nd & 3rd floor residential conversion permitted under current zoning. See Agent Remarks for all recent upgrades including NEW ROOF in 2023. Asking \$1,299,000.

Built in 1930

Essential Information

MLS® #

VAWI2005014



Price	\$1,299,000
Bathrooms	0.00
Square Footage	7,500
Acres	0.06
Year Built	1930
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	45 Boscawen St E
Subdivision	NONE AVAILABLE
City	Winchester
County	WINCHESTER CITY-VA
State	VA
Zip Code	22601

Interior

Heating	90% Forced Air
Cooling	Central A/C
# of Stories	3

Exterior

Exterior	Brick and Siding
Lot Description	Zero Lot Line

School Information

District	WINCHESTER CITY PUBLIC SCHOOLS
High	JOHN HANDLEY

Additional Information

Date Listed	January 22nd, 2024
Days on Market	579
Zoning	B1

Listing Details

Listing Office	Coldwell Banker Premier
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Listing information last updated on October 30th, 2025 at 12:31pm EDT