534 South Main Street, Marion, VA 24354

$294,000 · MLS #9997497 · www.brphomes.com/mls/9997497



880	1966	0.3
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1966
Lot Acreage: 0.3
City Taxes: $126.99
County Taxes: $552.78

Description

Exceptional opportunity to own a long-time family-owned commercial property and established business! This well-known location is currently operating as a successful take-out pizza parlor and is fully equipped for immediate continuation, offering a seamless transition for new ownership. Whether you're looking to carry on the existing operation or bring your own concept to life, this versatile property provides the ideal foundation. The building is set up for food service with ample workspace, equipment, and a layout designed for efficiency. Its established presence in the community offers built-in visibility and customer familiarity, making it an excellent investment for entrepreneurs or expanding business owners. In addition to the main structure, the property features a detached storage building complete with electricity and multiple freezers, providing valuable extra space for inventory, prep, or additional business needs. Included in the sale are two

parcels, offering plenty of room for expansion, outdoor seating, additional structures, or future development. The extra land adds flexibility and long-term value, allowing you to grow the business or adapt the property to suit a wide range of commercial uses. With its combination of location, functionality, and expansion potential, this property is perfect for continuing as a take-out restaurant, converting to another food concept, or reimagining as a different commercial venture altogether. Don't miss your chance to invest in a property with both history and opportunity. Schedule your showing today and explore the possibilities!

Features & Amenities

INTERIOR

Additional Building(s) • Electric Heating • Heat Pump

EXTERIOR

Asphalt Roof • Block Exterior • Concrete Exterior • Finished Lot(s) • Highway

OTHER

220 Volts • Average Condition • Business Only • Electricity Connected • Natural Gas Available • Public Sewer • Public Water • Restaurant • Sewer Connected • Tax Returns • Water Connected

Listing courtesy of Highlands Real Estate Sea Glass of Marion

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997497