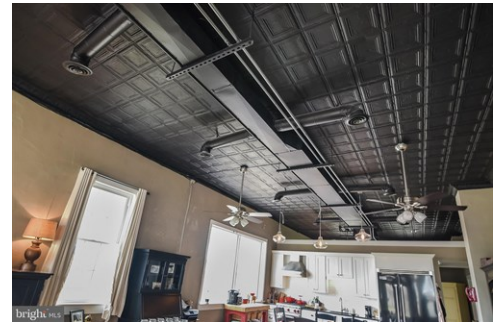


# Commercial - COLONIAL BEACH, VA



**\$ 999,000**



**10 HAWTHORN STREET, COLONIAL BEACH, VA 22443**

**WEB: [10HawthornSt.com](http://10HawthornSt.com)**

- » **MLS #:** VAWE116062
- » Other | Lot: 2,500 ft<sup>2</sup>
- » Zoned Resort Commercial--in the heart of downtown Colonial Beach
- » Just steps to the town pier, public beaches, restaurants, galleries and more
- » Beautifully renovated Living Space with amazing river views
- » Spacious Commercial suite with endless possibilities
- » Waterview Building Lot included in sale

QR Code



**Jimmy Coates**  
**Associate Broker**

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**EXIT Mid-Rivers Realty**  
990 Colonial Ave.  
Colonial Beach, VA 22443

COLONIAL BEACH--RESORT/COMMERCIAL with RIVER-BEACH-WATERVIEW. Property currently occupied as a Live/Work- one of the many allowed uses for this unique property. Industrial living at its finest- this 2400 SF building is Move-in Ready to Own/Operate a business of your choice. Beautiful water views of the expansive Potomac River from both units. Living portion of existing building is currently a two bedroom, two full bath, living room/dining/kitchen--tastefully done with era appropriate finishes including the original 12' tin ceilings. Kitchen includes high-end Viking and Wolf appliances. Work portion of existing building was most recently a Day Spa & Salon--CURRENTLY USED FOR STORAGE. This large open space includes two additional rooms and powder room with a custom-poured pan shower. Each unit has its own upgraded 200 amp electrical service, with 208 also available at each panel. Each unit has an independent HVAC system and commercial, on-demand hot water system. The pitched roof system is rubber membrane and is in excellent condition. The building is estimated to have been constructed between 1937 -1940 and fronts on Hawthorn St. overlooking the Potomac River, Town Pier, Beach and Boardwalk. Sale also includes a buildable WATERVIEW lot (75' x 50' and Tax Map ID: 3A2 2 74 7A) with water and sewer available. Great investment property with loads of potential in this charming riverfront town!

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