

Client Full

**303, 305, 307 S. Main St And 115 E. Locust St,
 Culpeper, VA 22701**

Active

Commercial Sale

\$1,389,150



Recent Change: 12/10/2025 : Back to Active : T/O->ACT

MLS #:	VACU2007892	Available SqFt:	25,000.00
Tax ID #:	41A2 1C1 2	Price / Sq Ft:	55.57
Ownership Interest:	Fee Simple	Business Use:	Flex, Hair Salon and Spa, Health Club, Institutional, Medical, Other, Other/General Retail, Professional, Recreation, Restaurant/Bar, Theater
Sub Type:	Other	Year Built:	1934
Waterfront:	No		
Views:	City, Street		

Location

County:	Culpeper, VA	School District:	Culpeper County Public Schools
In City Limits:	Yes		

Taxes and Assessment

Tax Annual Amt / Year:	\$5,294 / 2023	Tax Assessed Value:	\$1,154,500 / 2023
Municipal Trash:	Yes	Historic:	Yes
Zoning:	C2		
Zoning Description:	Commercial-Central Commercial District		

Commercial Sale Information

Business Type:	Flex, Hair Salon and Spa, Health Club, Institutional, Medical, Other, Other/General Retail, Professional, Recreation, Restaurant/Bar, Theater	Potential Tenancy:	Multiple
Property Use:	Investment	Building Area Total:	25,000 / Estimated
Traffic Count:	15000-19999		
Topography:	Typical urban lot		

Building Info

Yr Major:	2013	Construction Materials:	Block, Combination, Composition, Concrete, Dryvit, Masonry, Mixed
Reno/Remodel:		Total Loading Docks:	1
Building Total SQFT:	25,000 / Estimated	Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.67a / 29185.2sf / Estimated	Road:	Access - On Grade, Black Top / City/County
Views:	City, Street	Lot Features:	Level, Premium, Rear Yard, Road Frontage, Zero Lot Line
Location Type:	Business District		

Parking

Truck/Trailer Parking Spaces:	1	Features:	On Street, Parking Lot
Car Parking Spaces:	9		
Total Parking Spaces:	10		

Interior Features

Interior Features: Accessibility Features: 36"+ wide Halls, 48"+ Halls, Accessible Switches/Outlets, Elevator, Entry Slope <1', Level Entry - Main, Low Pile Carpeting; Door Features: Double Entry, Insulated

Utilities

Utilities: Cable TV Available, Electric Available, Natural Gas Available, Water Available; Ductless/Mini-Split, Multi Units, Wall Unit, Zoned; Cooling Fuel: Electric; Heating: Wall Unit, Zoned; Heating Fuel: Electric, Natural Gas; Hot Water: Electric, Natural Gas, Other; Water Source: Public; Sewer: Public Sewer; Internet Services: Cable, Other

Remarks

Public: This indeed a once in a generation offering. In the heart of the thriving historic district of Culpeper, a community continually designated as a must visit, stands a fully renovated icon...the State Theatre complex. It was fully renovated in 2013 to its former art-deco beauty and now standing in fabulous condition and repurposed for a wide-ranging grouping of uses. Its visibility along heavily traveled Main Street is unrivaled. Foot traffic is constant as it is steps removed from Culpeper's famous Davis Street boutique and restaurant attractions. This scene has now expanded to include South Main Street and "The State Complex" is front and center. The Complex is zoned C2, Historic Commercial District and approved for retail, restaurants, administration, professional, sports and recreation, arts, and medical uses...very broad ranging while staying true to the historic ambience. Current tenants include a retail boutique, a local art foundation, a non-profit, a potential for a bar and restaurant with perhaps the best patio seating in Culpeper, looking down on the bustling Main Street with Blue Ridge Mountains in the distance. A very integral part of the complex is STATE CLIMB, a membership base of enthusiasts for free from climbing and aerial performance art. This business is housed in a near perfect setting taking full advantage of the former theatre stage and associated multi-story back stage area. The setting is complimented by modern restrooms and changing facilities. It has become a premier regional draw. The former theatre auditorium area is now devoid of seating and has been made ready on the flat tiers and soaring overheads to accommodate wide ranging uses: gymnastics, volleyball, pickle ball, corn-hole and many other indoor recreational activities. In addition the spaces are near perfect for social gatherings such as parties of all types (wedding, dance, birthdays, etc.). Space can easily accommodate inflatable bounce houses and slides. A performance Stage is a recent addition and is very actively used for varied cultural performances...a tremendous community asset. There is a surprise sheltered outdoor alley that is perfect for full development as beverage and light fare concession. The are private and modern administrative suites scattered within the complex. Because of location and condition, spaces will command top tier rents. Most, if not all current tenants will desire to remain in place with any change of ownership. Note: There are two master leases in place with The State of Culpeper LLC being the lessor of both. As we began, this is an exciting and most unique investor offering!

Directions

From intersection of Davis and Main, go South on Main to State Theatre of East side mid-block

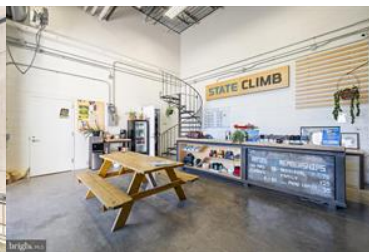
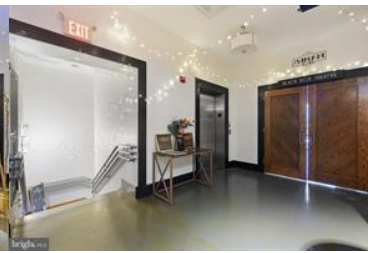
Listing Details

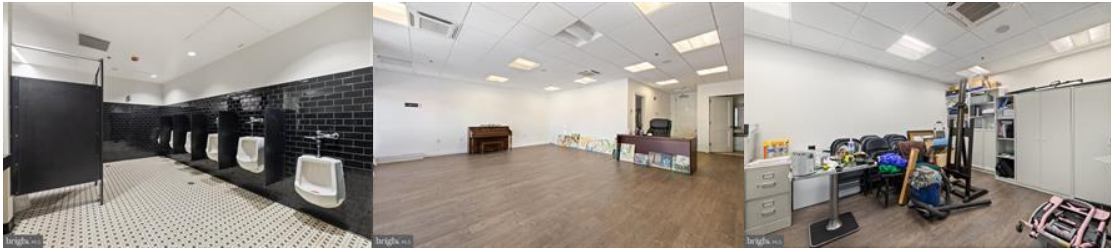
Original Price:	\$2,395,000	Previous List Price:	\$1,543,500
Sale Type:	Standard	DOM:	123
Listing Term Begins:	05/09/2024	Listing Terms:	As is Condition
Possession:	Settlement	Lease Considered:	No
Acceptable Financing:	Other	Documents Available:	12 Month Utility History, Building Plan, Deed, Electrical Information, Elevation Letter, Financial Statements, Fixture List, Furnishings List, Investment Analysis, Leases, Rent Roll, Tax Return, Traffic Counts
Disclosures:	Historic Property, Other, Sell Entirely	Seller Concessions:	No



Extraordinary Icon in heart of historic Culpeper









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