

14401 Lord Fairfax Highway  
White Post, VA 22663



FOR SALE | \$899,000

Offered in partnership by

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## Executive Summary

Over 10,000 SF of worship and school space on ± 2.5 acres make this complex ideal for congregations who support multiple ministries, including childcare, youth ministries, and education.

The complex offers a sanctuary, fellowship hall, reception office, five classrooms, two offices, a conference room, and five restrooms. The sanctuary, which was remodeled and expanded in 2007, seats ±164. Previously licensed for childcare, the property has the ability to provide additional revenue streams. There is paved parking for approximately 60 cars.

## Property Highlights

- ±10,545 SF.
- ±2.52 acres.
- Sanctuary seats ±164.
- Excellent visibility along Lord Fairfax Hwy.
- Zoned RR.
- Well and septic.
- Priced below assessed value.

## Sample Mortgage Terms

- 25% down: **\$224,750**
- Loan amount: **\$674,250**
- Interest rate: **5%**
- Amortization: **20 years**

**Monthly payment of \$4,449.75**



Childcare space



10 miles to Winchester



Property outline



Exterior view