

3 Attached Commercial Bldgs Located in the Epicenter of Downtown Leesburg, VA Set for Auction Announces Nicholls Auction

From the Samuel Engle Estate, 3 Attached Commercial Buildings in the Leesburg, VA HUBZone are Set for Auction Announces Nicholls Auction Marketing Group

FREDERICKSBURG, VA, UNITED STATES, August 13, 2026 /EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., (www.nichollsauction.com) announces the auction of a rare downtown Leesburg, VA opportunity – [Three \(3\) attached commercial buildings w/13 parking spaces](#) (2 of the buildings are currently income producing -- All Zoned B1 -- Located directly across the street from the historic Loudoun County Courthouse Complex and -- Located on E Market St. (Rt. 7)) on Friday, September 11 according to John Nicholls, president of the company.



3, 5 & 7 E Market Street, Leesburg, VA 20176

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Nicholls Auction Marketing Group announces the auction of a rare downtown Leesburg, VA opportunity - 3 attached commercial buildings, zoned B1 across the street from the Loudoun County Courthouse.”

John Nicholls

“We are honored to have been chosen by the executors of the Estate of Samuel D. Engle to market and sell this incredible downtown Leesburg real estate offering,” said Nicholls. “An outstanding business district holding such as this is a rare once-in-a-lifetime opportunity. Make plans now to bid and buy.”

“The late Samuel D. Engle along with his then partner, Mr. Tom Monahan, purchased these three buildings from Mr. Wilbur Hall in the early 1970s. Mr. Engle practiced law in these buildings for 50 years, until his 2019 retirement. Many of the original door framing, door hardware and

transoms are still intact in these historic buildings,” said Craig Damewood of Damewood Auctioneers. “A real estate offering this important, and in this location, only occurs only once in

a generation. This auction is a truly rare opportunity to put your individual/company brand or family's mark on Downtown Leesburg, VA. From law and professional office use, to multi-family housing, hospitality and dining, this property lends itself to a multitude of end users."

"The unparalleled location is directly across the street from the historic Loudoun County Courthouse Complex on E Market St. (Rt. 7) and is very close to Routes 15, 267 and 9; 7 miles from Ashburn; 14 miles from Dulles Int'l Airport and a short drive to Tysons Corner, DC, Northern Virginia and Maryland," said Damewood.

The auction's date and location, property address and highlights follow below noted Damewood.

□ Friday, September 11 at 11:00 AM EST

□ 3, 5 & 7 E Market Street, Leesburg, VA 20176

- Due to the parking lot design and shared heating systems, [these 3 attached commercial buildings are being sold as a single offering](#) (0.16 +/- acres)
- [Buildings are located within the Leesburg HUBZone](#). The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUBZone-certified companies each year. The Leesburg HUBZone is home to approximately 100 actively certified HUBZone businesses. The Leesburg HUBZone business community is collaborative and hosts networking and informational events throughout the year to discuss topics of interest to HUBZone firms and



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government contractors.

- 3 E Market St.

- o In the 1990s, Mr. Engle gutted and remodeled this building and operated his law firm here from the 1960s to the late 1990s. Currently, Mocatinas, a tea house/café, leases this building. In past years, the Loudoun County Public Defender rented this building.

- o 1st Floor: On the main level, there is a half bathroom, and nice staircase to the upper level. The tenant rents the large display room, small accessory room and commercial kitchen space.

- o 2nd Floor: The tenant has several party rooms they are leasing. There are 4 rooms total upstairs with a shared half bathroom.

- o Roof: Metal (1990s)

- o Exterior: Brick

- o Basement: Partially concrete and partially gravel; holds the utilities.

- o Utilities: Gas boiler (Washington Gas). This unit also supplies heat to Unit #5. There is central air conditioning in this unit.

- o Parking: (4) parking spaces in the rear parking lot go with this building.

- o Tenant: Mocatinas has several trade fixtures and kitchen equipment that will be retained by the tenant after the sale is completed. Landlord has paid the gas bill on this unit. Tenant pays water, sewer, and electric. Only one tenant is in this building.

- o Current rent: \$5,000/month and lease expires 11/30/29

- o \$9,535.86: annual real estate taxes; 3,822 +/- sf.; Built in 1890/1993



3, 5 & 7 E Market Street, Leesburg, VA 20176

- 5 E Market St.

- o This building is currently vacant, but in the last few years it has been rented to a veteran-owned business that received HUB assistance from the Town of Leesburg. In the 1970s, Mr. Wilbur Hall used this property as a primary residence, and the layout lends itself to that purpose. There are hardwood floors throughout this unit.

- o 1st Floor: The main floor could very easily serve as an overnight residence for a corporate attorney doing business in Leesburg from out-of-town. It has three rooms, a half bath in the hallway, and a full kitchen. The kitchen stove is fueled by natural gas. Living room has a bricked-up fireplace that is not functional. There is front and rear entry from the main level.

- o 2nd Floor: The upstairs has 4 bedrooms and (1) full bathroom in the hallway. From two of the bedrooms there is a beautiful view of the Loudoun Courthouse grounds. There is attic access through a scuttle hole. No exterior ingress/egress on this level.

- o Exterior: Metal siding with a metal roof (age of roof is unknown).

- o Basement: Partial basement with crawl space. Interior access and exterior cellar door access.

The basement has an antique motor from an elevator shaft that went through the center of the building. The shaft was removed many years ago.

- o Utilities: Natural gas boiler from Unit #3 supplies heat to this building. Landlord has paid the gas bill on this property.

- o Parking: 2 spaces

- o Tenant: Currently vacant, but in the past, the tenants have paid water and electric bills, and the landlord has covered heat.

- o \$6,365.86: annual real estate taxes; 2,071 +/- sf.; Built in 1850

- 7 E Market St.

- o Main Level: One rental unit has three offices with three doors to a shared hallway. Second rental unit is currently rented, and has two offices. There is a shared half bath on the main level hallway.

- o 2nd Level: Similar layout to the main level--one rental unit with three offices, and a 2nd rental unit with two offices across the hall. There is a shared half bath and supply closet in the hallway.

- o 3rd Level: Full attic that is ideal for storage or a future build-out.

- o Exterior: Brick with metal roof (less than 10 years old)

- o Basement: Full basement w/gravel floor. Accessible from inside stairs or exterior cellar door.

- o Utilities: Gas boiler radiators, and Heat Pump for electric air conditioning.

- o Tenant info: Landlord has paid all utilities for this unit due to multiple businesses occupying the building. Previously, this building had housed three separate law firms and a retail bookstore. This unit is currently leased to one law firm (\$5,750 rent and lease expires 12/31/26), who has a sublease with another law firm on the main level. Decades ago, this building served as a hotel before being used by multiple law firms.

- o Parking: 7 E Market Street currently includes 7 of the 13 rear parking spaces.

- o \$9,298.22: annual real estate taxes; 5,071 +/- sf.; Built in 1890/1993

- Additional 0.03 +/- acre parking lot parcel

- o \$2,210.30: annual real estate taxes

- Currently, the landlord handles all parking lot and exterior maintenance.

The real estate auction is open to the public. Brokers are reminded that pre-registration is required for compensation.

For more information, call Craig Damewood (703-303-4760) or visit www.NichollsAuction.com.

Nicholls Auction Marketing Group, Inc., with over 57 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

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About Nicholls Auction Marketing Group, Inc.

Nicholls Auction Marketing Group, Inc., is a professional accelerated marketing firm specializing in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, an award winning marketing staff, and sales percentages unmatched in the industry. For more information about Nicholls Auction Marketing Group, Inc., visit www.nichollsauction.com or call 540-898-0971.

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