



FREE STANDING OFFICE BUILDING FOR SALE

[CURRENTLY SETUP AS
MEDICAL OFFICE]

240 SHENANDOAH STREET
WOODSTOCK, VA 22664

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Property Summary



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	1.09 Acres
Year Built:	1990
Building Size:	6,932 SF
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Woodstock
Price / SF:	\$68.52

PROPERTY OVERVIEW

Fully fit out Medical office building located in Woodstock, Virginia. Nearly 4,600 SF built out that is adaptable to any type of office use for end user or shared office space provider. Property has partial basement space for storage, upper attic area has been partially finished for potential expansion. The 1.09 acre property has well-manicured landscaping with lighted monument signage area as you enter the property with plenty of parking, 32 spaces available. Property is on Shenandoah Street adjacent to Optometrist with close proximity to Food Lion Shopping Center, Banks, Pharmacies, several Restaurants and other amenities including Shenandoah Memorial Hospital. Property shows well with hip-style roof, brick finish with dramatic entrance into the property. Property highlights are; large waiting area, enclosed reception, 5 exam rooms, 3 additional procedure rooms, x-ray lab, 4 offices plus conference room and 4 restrooms. Seller has offered an additional 2% bonus to buyer agent to encourage showings and fast closing. Local bank has 100% financing for owner occupied purchase. Your clients will not be disappointed! Available for lease @ \$2,500 per month NN.

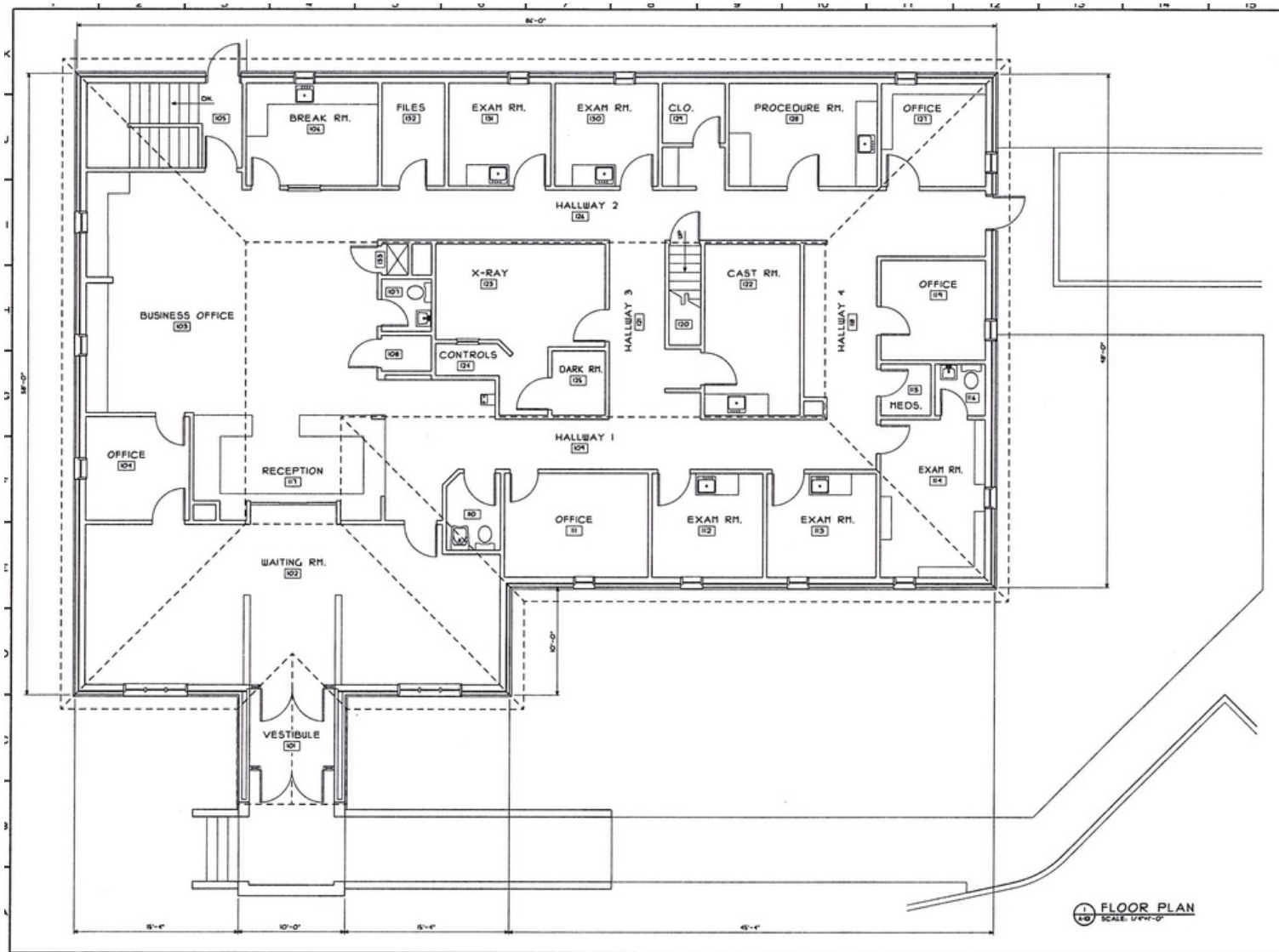
PROPERTY HIGHLIGHTS

- Architecturally appealing property, brick finish: Medical Space that is ready to occupy
- Monument signage available
- Close proximity to Woodstock Downtown amenities.
- Priced to sell @ \$475,000, over \$200,000 below assessed value

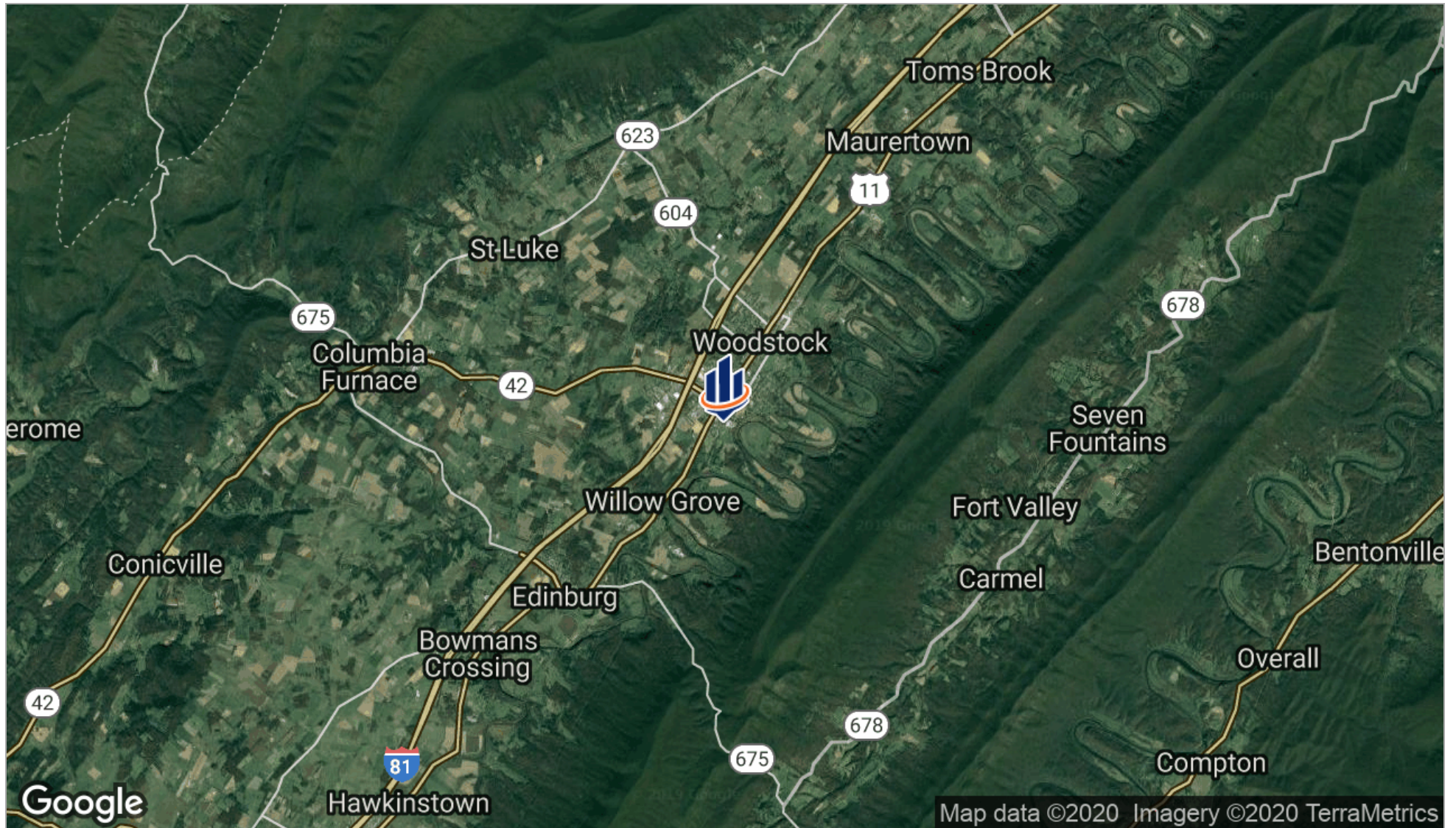
Additional Photos



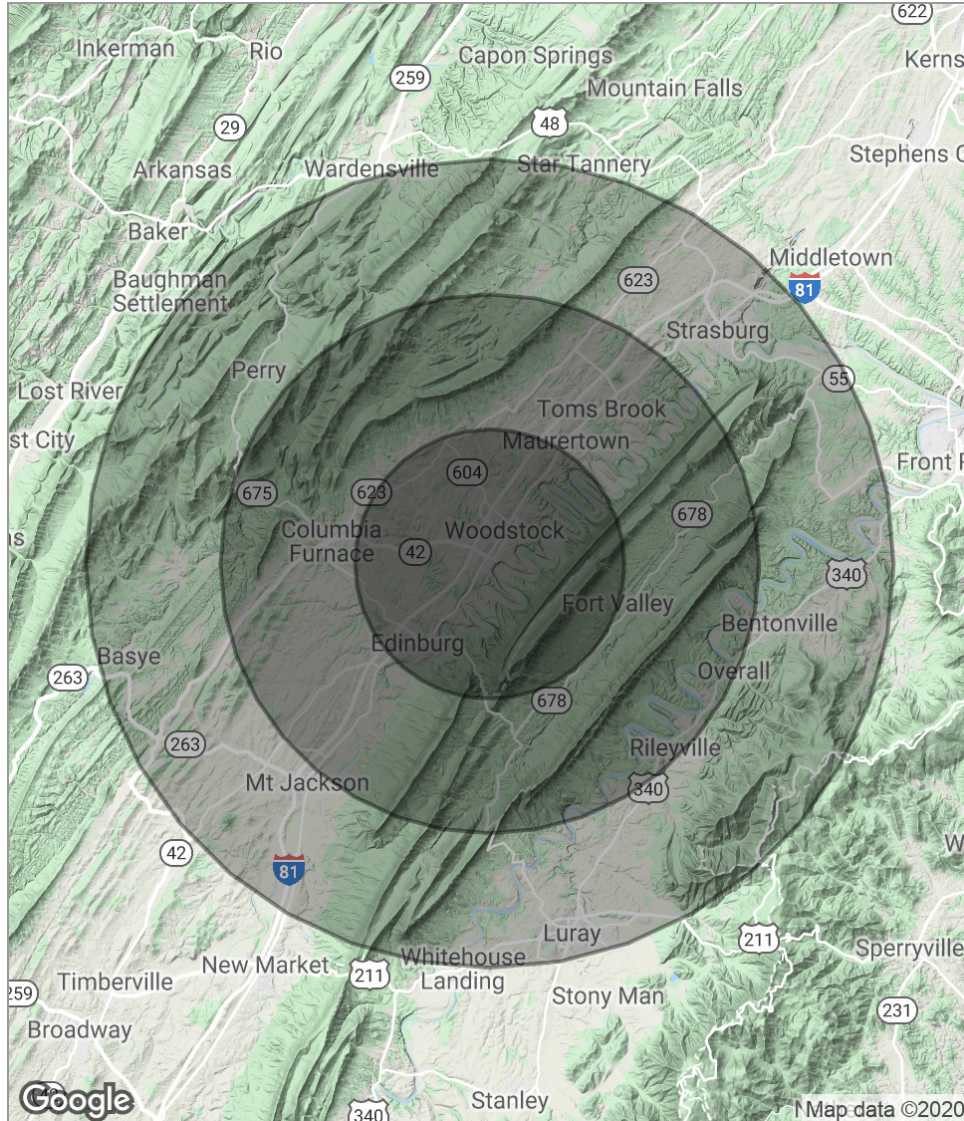
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	11,515	26,247	52,408
Median age	42.8	43.4	42.8
Median age [Male]	41.5	42.5	41.5
Median age [Female]	43.6	44.3	43.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,952	10,997	21,451
# of persons per HH	2.3	2.4	2.4
Average HH income	\$59,537	\$61,326	\$60,935
Average house value	\$261,989	\$253,692	\$250,670

* Demographic data derived from 2010 US Census