

## Executive Summary

---

# VERSATILE 1,041 SF END SUITE ON GREENVILLE AVE

1215 Greenville Avenue Unit C, Staunton, VA 24401

---



### OFFERING SUMMARY

Available SF: 1,041 SF

Monthly Price: \$1,495/month

Lease Rate: \$17.23 SF/yr (Gross)

Utilities: Water Included

MLS#: 674392



### PROPERTY OVERVIEW

Flex space opportunity on Greenville Ave! This end suite has 1041SF, split equally between finished office/retail space and flex space accessed by a 10' garage door. Ideal for repair businesses, small retail, auto related, office, or many others. Owner is willing to do improvements for qualified tenants, flexible terms available and additional space may be available. Premier pylon signage. Large parking lot shared with adjoining tenants. Available now at \$1,495/month with water included!

For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## Additional Photos

---

# VERSATILE 1,041 SF END SUITE ON GREENVILLE AVE

1215 Greenville Avenue Unit C, Staunton, VA 24401

---



For More Information:

Craig Anders

540.383.6054

[craig.anders@cottonwood.com](mailto:craig.anders@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## VERSATILE 1,041 SF END SUITE ON GREENVILLE AVE

1215 Greenville Avenue Unit C, Staunton, VA 24401



**TOTAL: 941 sq. ft**  
1st floor: 941 sq. ft  
EXCLUDED AREAS: WALLS: 100 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For More Information:

Craig Anders

540.383.6054

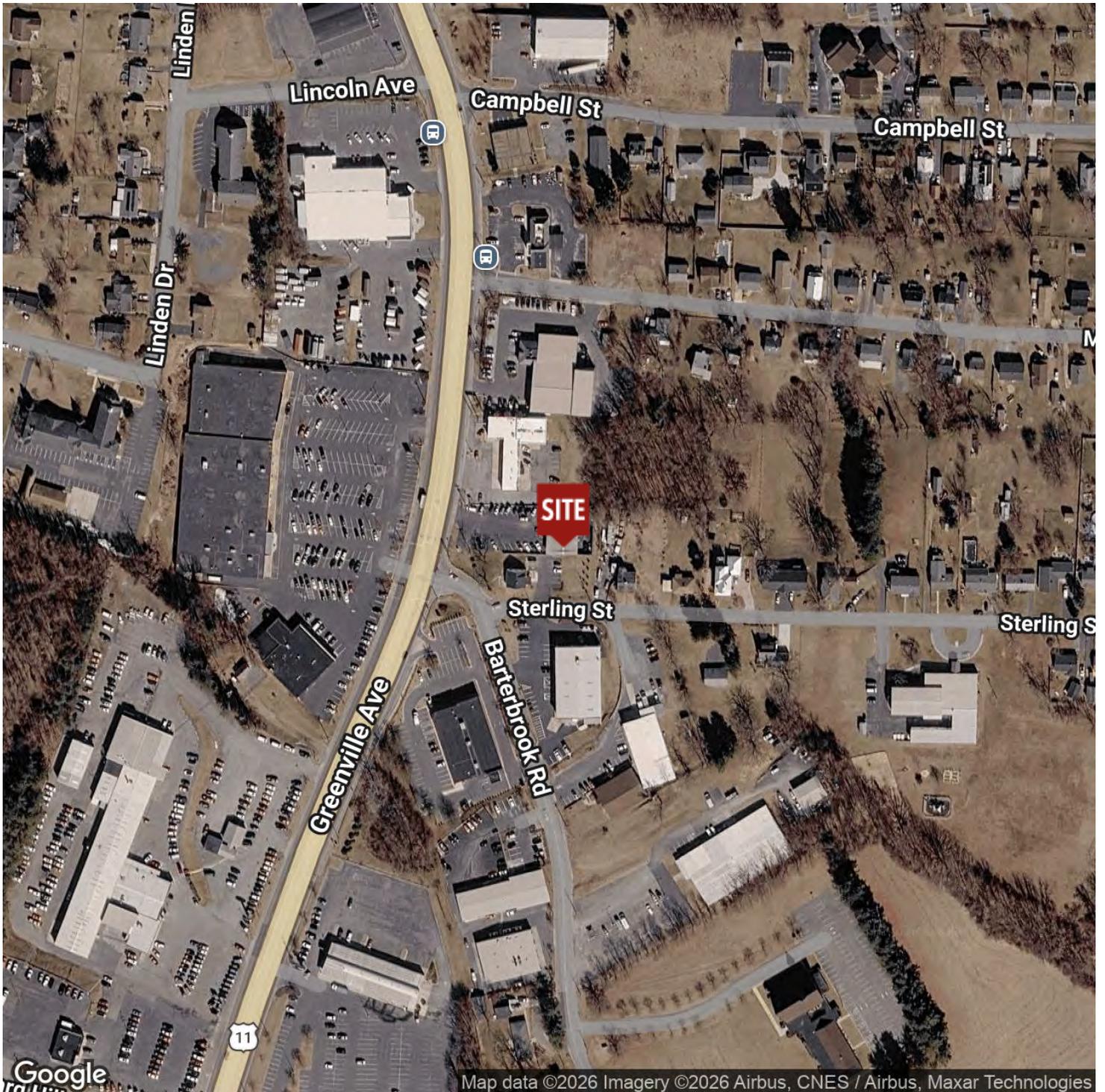
[craig.anders@cottonwood.com](mailto:craig.anders@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## VERSATILE 1,041 SF END SUITE ON GREENVILLE AVE

1215 Greenville Avenue Unit C, Staunton, VA 24401



For More Information:

Craig Anders

540.383.6054

[craig.anders@cottonwood.com](mailto:craig.anders@cottonwood.com)

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.