



Commercial Property For Lease

TWO RETAIL/OFFICE UNITS

3349 Valley Pike, Units 10 & 11
Winchester, VA

\$16.00/SF

Contact:

Suzanne Conrad
Associate Broker / Senior
Commercial Specialist
540-931-4716
suzanneconrad@adamsnelson.com

**Adams-Nelson &
Associates, Inc.**

The Fern Adams Building
303 S. Loudoun Street
Winchester, VA 22601
Phone: 540.667.2424
Fax: 540.667.2441
www.adamsnelson.com



- Two Adjoining Units totaling 2,112 SF located near intersection of Apple Valley Road and Route 11 (Valley Pike) main thoroughfare through Winchester-Frederick County, Virginia
- B-2 Zoning
- Utilities: Natural Gas, Public Water/Sewer
- Condo Fee is \$300 per month per unit
- Easily divided into 2 separate units of 1,056 SF each
- Ample Parking
- Convenient to Pleasant Valley Road, Downtown Winchester, 37 Bypass and Interstate 81
- Tenant pays Condo Fee plus Utilities
- High Visibility Location
- Also For Sale at \$470,000

Interior Photos



3349 Valley Pike, Units 10 & 11, Winchester, Virginia
Satellite Map



3349 Valley Pike, Units 10 & 11, Winchester, Virginia
Regional Map

