



REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE CONDO FOR SALE

172 LINDEN DR. WINCHESTER, VA 22601



PROPERTY FEATURES

Well-maintained medical office condo featuring multiple exam rooms, private offices, and a welcoming reception area. Ideal for medical or professional users with ample on-site parking in a professional office park setting.

Available: 1,740 SF

Sale Price: \$550,000

Condo Fee: \$2,788 bi-annually

Taxes (2025):

Zoning: RO-1

AREA HIGHLIGHTS

Winchester serves as the regional healthcare hub for the northern Shenandoah Valley, anchored by the Winchester Medical Center, a major regional hospital offering a full range of specialty services. The city supports a thriving network of medical offices, outpatient clinics, and specialty practices, drawing patients from surrounding counties in Virginia and West Virginia. Continued residential and commercial growth has reinforced demand for quality healthcare services, while easy access via I-81 and Route 37 positions Winchester as a convenient and strategic location for medical professionals seeking to expand or establish their practice.

FOR MORE INFORMATION

JAMES MURRAY

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MELANIE NOBRIGA

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GEORGE BOOSALIS

President/Principal Broker

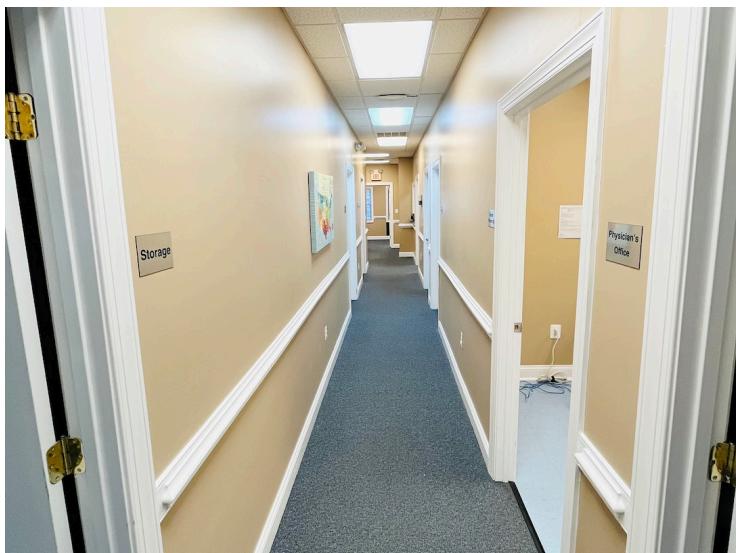
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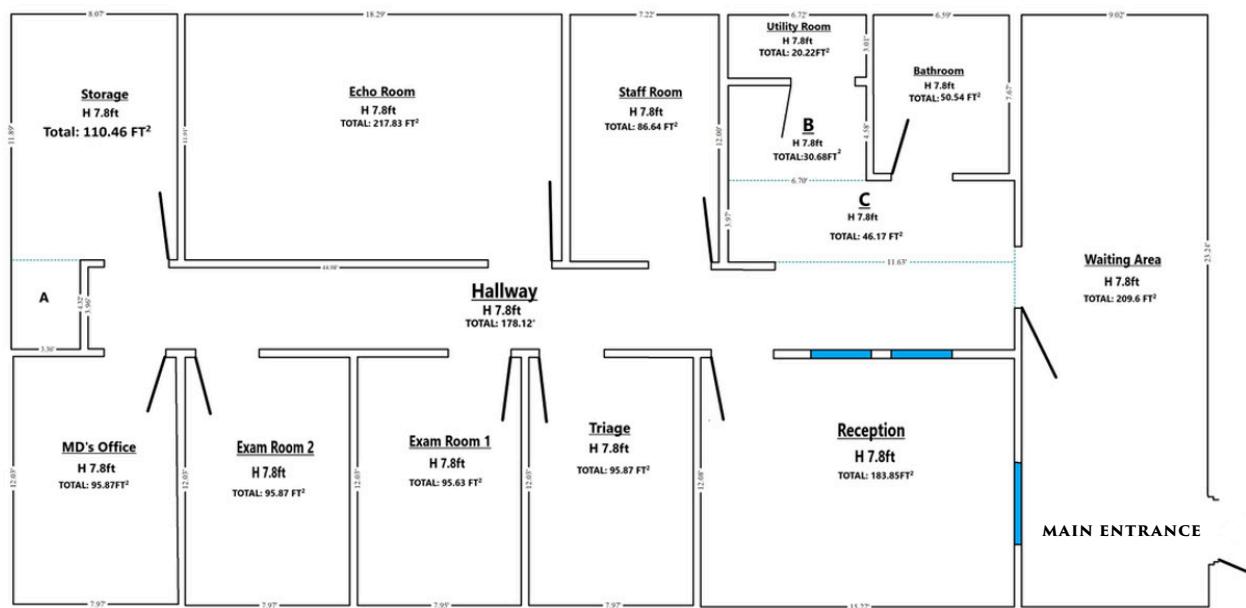
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FLOOR PLAN

CHI-WINCHESTER, VA

172 Linden Dr. Suite 113
Winchester, VA 22601



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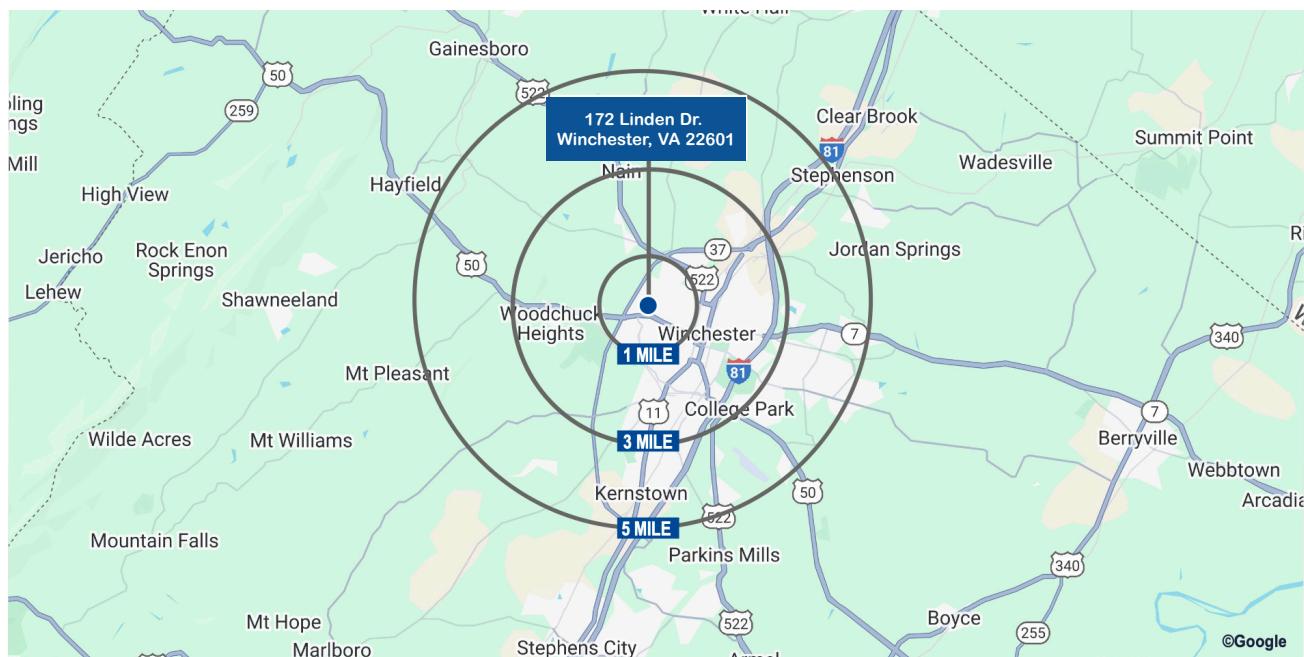


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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,829	35,726	65,544
Households	1,555	14,191	25,068
Avg. HH Income	\$140,586	\$88,191	\$94,268
Median Home Value	\$398,825	\$310,441	\$311,863
Businesses	1,095	3,987	4,858
Employees	7,060	49,925	58,220

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