

10,950 SF MEDICAL OFFICE FOR SALE OR LEASE
1947 Medical Avenue, Harrisonburg, VA 22801



OFFERING SUMMARY

Sale Price:	\$2,290,000
NNN Lease Price:	\$15/SF (13,688/Month)
Lot Size:	1.02 Acres
Building Size:	10,950 sq.ft

PROPERTY OVERVIEW

Well-maintained 10,950 SF two-story brick medical office for sale or lease. Constructed in 1998, this attractive property offers a highly functional layout featuring 20 exam rooms, 18 offices, a conference room, 9 restrooms, multiple storage rooms, a kitchen/meeting room, 3 separate entrances, ample parking on a 1.02-acre site. The property is ideally located in a strong medical and retail corridor, surrounded by numerous national retailers and professional offices. It is situated just 0.5 miles from James Madison University and less than 2 miles from Sentara RMH Medical Center, making it a strategic location for continued medical or professional office use. Excellent opportunity for investors or future owner-users. The current tenant will move out by the end of September 2026.

LOCATION OVERVIEW

Zoning:	B2	From I-81 (exit 247) take E Market St toward East. Drive 0.5 miles and turn right onto University Blvd. Drive 0.3 miles and Turn left onto Medical Avenue. The property is on your right.
MLS#:	674103 and 676270	

For More Information:

Jason Song
540.383.6692
jason.song@cottonwood.com

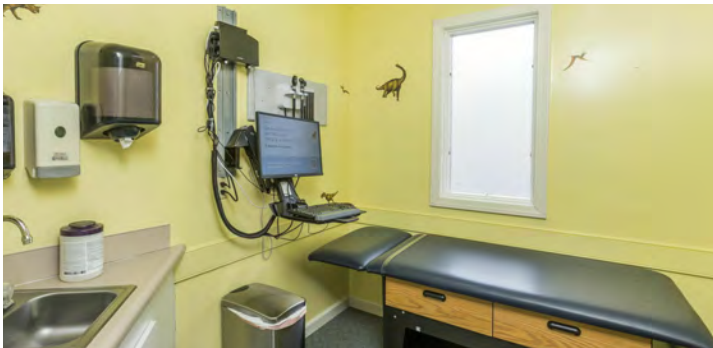
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A COMMERCIAL REAL ESTATE BROKERAGE

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.

Interior Photos

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Exterior Photos

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Aerial Photos

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TOTAL: 10626 sq. ft
1st floor: 7603 sq. ft, 2nd floor: 3023 sq. ft
EXCLUDED AREAS: STORAGE: 1323 sq. ft, UTILITY: 64 sq. ft, WALLS: 453 sq. ft

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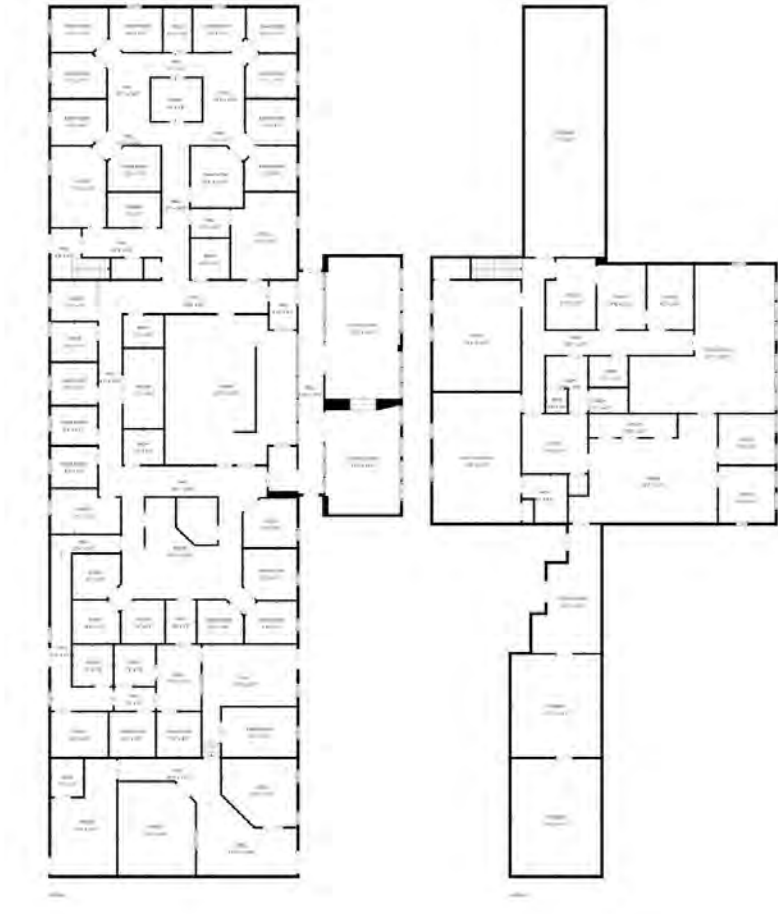
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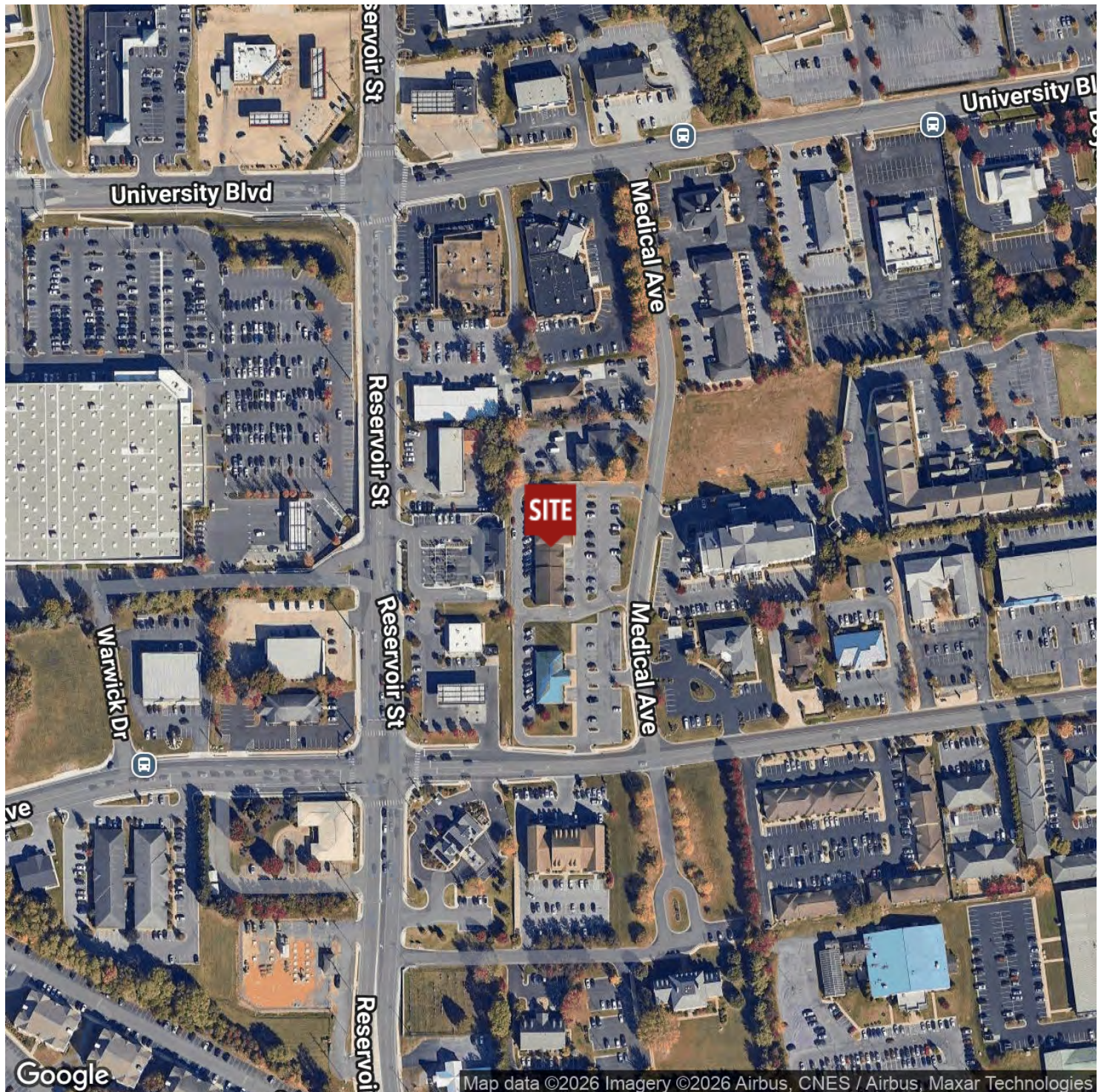
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Location Map

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