



FOR SALE

PROFESSIONAL OFFICE BUILDING

800 COUNTRY CLUB ROAD

HARRISONBURG, VIRGINIA 22802

Position your business or organization in a distinctive and highly visible Harrisonburg property near Interstate 81 and Downtown Harrisonburg. This classic brick office building provides approximately 3,197 square feet on a 0.44-acre parcel along Country Club Road and includes 20 private parking spaces.



PHOTOS & MORE

ASKING PRICE

\$499,000

SQUARE FOOTAGE

3,197+/-

PARKING SPACES

20

ZONING

R-3C



Main Entrance



Reception Area



Multi-Purpose Area (1st Floor)



Private Office 1 (1st Floor)

PROPERTY HIGHLIGHTS

Purpose-Built Office Building

Reception, private offices and varied meeting areas support multiple workflows.

On-Site Conveniences

20 Private parking spaces, kitchenette, 2 restrooms, covered entryways.

Visible Setting

Freestanding building on corner lot.

Adaptable Occupancy

Potential for professional office, medical, non-profit, education use subject to zoning.

Built in 1991, the property combines traditional architecture with a practical, adaptable interior suited to a wide range of professional users. The main level features a welcoming reception and waiting area, multiple private offices, flexible work areas, and convenient support spaces. Larger rooms can accommodate conferences, board meetings, presentations, training sessions, or collaborative work. Additional features include a kitchenette, restrooms, upper-level space, covered entrances, paved on-site parking, and established roadside signage.



Private Office 2 (1st Floor)



Private Office 3 (1st Floor)



Kitchenette (1st Floor)



Kitchenette (1st Floor)



Two Bathrooms (1st Floor)



Foyer (2nd Floor)

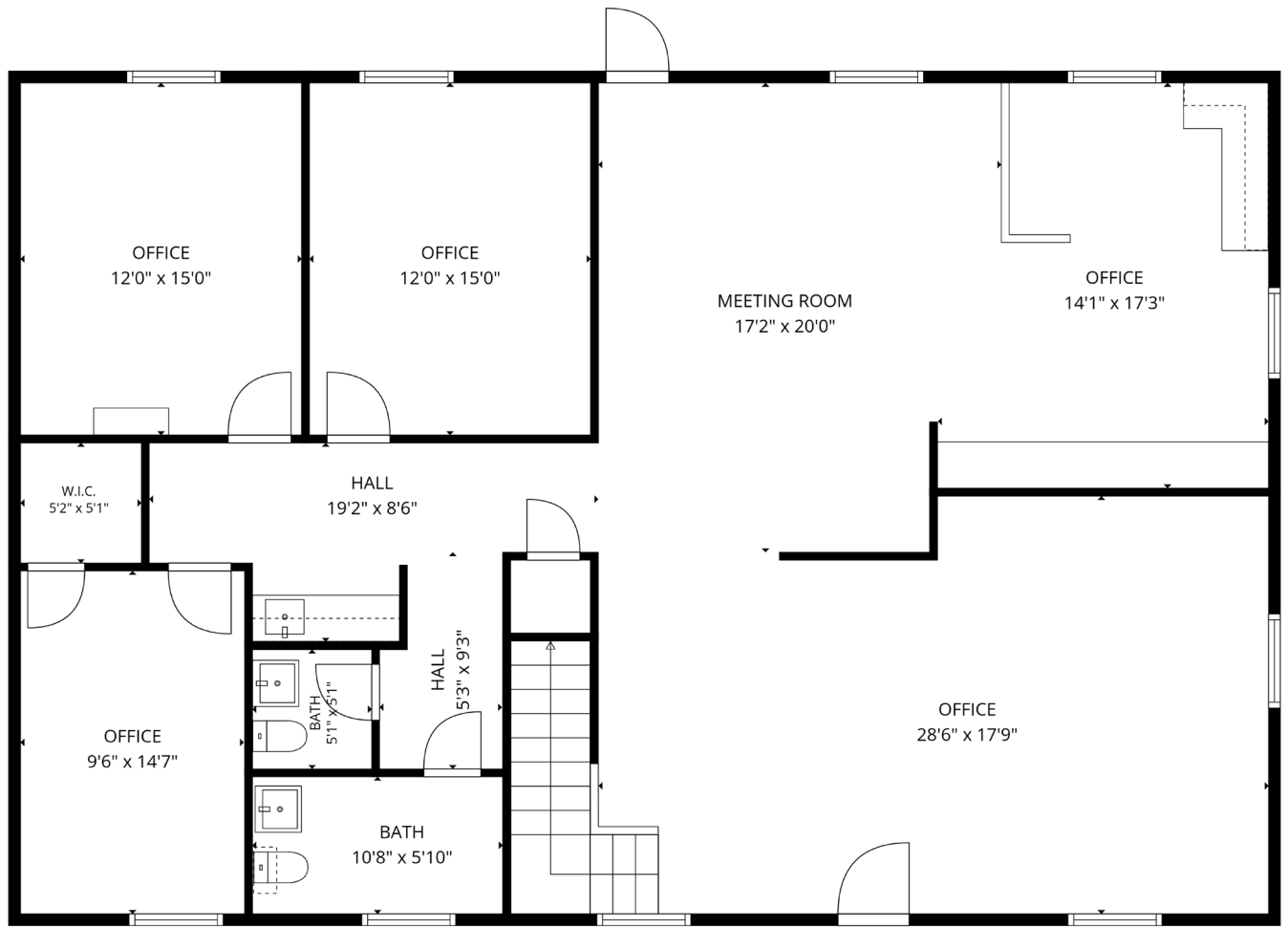


Multi-Purpose Area (2nd Floor)

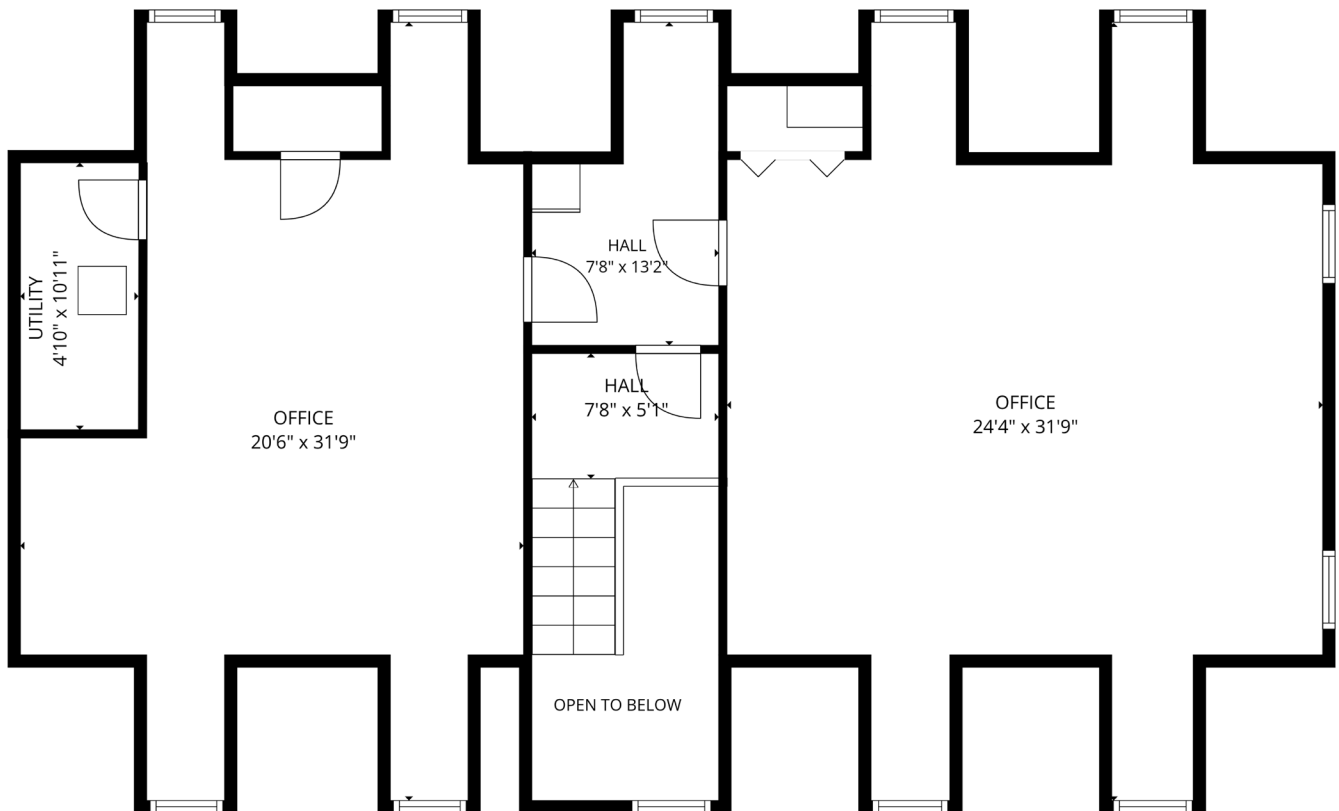


Multi-Purpose Area (2nd Floor)

FIRST FLOOR



SECOND FLOOR





Corner Lot (Country Club Rd & Vine St)

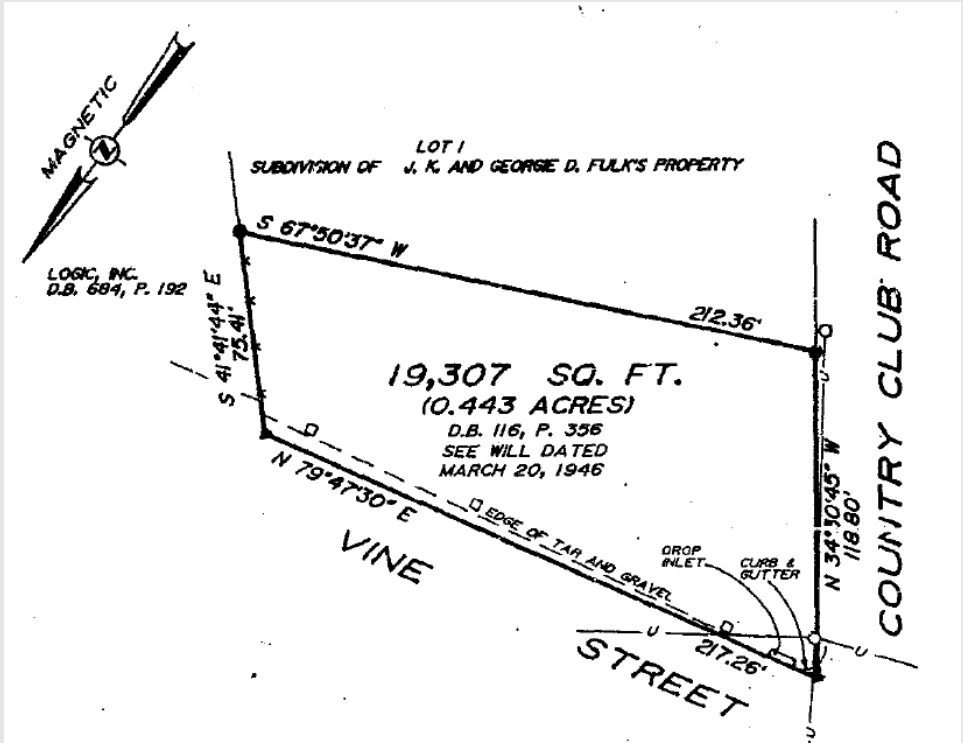


Rear Main Entrance



LOCATION

The property's recognizable presence and convenient access to East Market Street/US 33, Interstate 81, Downtown Harrisonburg, James Madison University, and major retail and employment centers make it an appealing opportunity for an owner-occupant, nonprofit, professional practice, or investor. Potential uses are subject to zoning approval.



PROPERTY DETAILS

Asking Price: **\$499,000**

Square Feet: **3,197**

Circa: **1991**

Acreage: **.44**

Zoning: **R3C**

Onsite Parking: **22**

Private Offices: **5+***

Bathrooms: **2**

Conference Rooms: **2+***

*There are four large multi-purpose rooms that can be used or converted into private offices, conference rooms, or other purposes.

PROXIMITY

Interstate 81: **0.6 mi**

JMU Campus: **1.0 mi**

Court Square: **1.0 mi**

City Hall: **1.3 mi**

Valley Mall: **2.0 mi**

EMU Campus **2.6 mi**

Sentara RMH: **4.3 mi**



800 Country Club Road
Harrisonburg, VA 22802



PHOTOS & MORE

Kemper Funkhouser

REALTOR®, MBA

540-421-3556

Kemper@FunkhouserGroup.com



401 University Boulevard, Harrisonburg, VA
540-434-2400 office