



# Commercial Property For Sale

## TWO RETAIL/OFFICE UNITS

3349 Valley Pike, Units 10 & 11  
Winchester, VA

# \$470,000

### Contact:

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- 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
- Individual units can be purchased separately for \$235,000

## *Interior Photos*





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





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

