



Redevelopment Opportunity For Sale

513 & 525 Monticello Street / Winchester, VA 22601



FOR SALE - \$500,000

- Redevelopment Opportunity
- 2 Parcels—1.89 +/- Acres
- Zoned MR & Zoned B-2
- Existing Single Family Detached Home
- Ideal for Multi-Family Development
- Call Broker for Additional Information
- Showing of House by Appointment Only & Only After a Ratified Contract
- MLS# VAWI2001940

Demographic Summary

	10 mile radius	20 mile radius
Population	94,555	180,900
Projected 5 year growth	1.52	1.61
Median Income	\$73,981	\$70,930
Median Age	38.2	39.8

For more information please contact:
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All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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