

OFFICE CONDO AVAILABLE IN MYERS CORNER OFFICE COMPLEX

16 Gosnell Crossing, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Sale Price:	\$849,000
Lease Rate:	\$15.50 SF/yr NNN Plus NNN Fees
Building Size:	4,040 SF
Zoning:	GB
Utilities:	Public Water Public Sewer
Parking:	Private Paved Handicap Accessible
MLS#:	Sale - #667308 Suite A - #660844 Suite B - #662591

PROPERTY OVERVIEW

This location offers a total of 4,040 SF of highly visible, flexible space that can serve retail, medical, or office users. The building features $\pm 2,000$ SF of open showroom/retail area with an easily accessible drive thru, $\pm 2,000$ SF of office or backroom space, and can be divided into two units with separate entrances. Located in the established Myers Corner development near Route 250 just minutes from I-81 and downtown Staunton with 14,800 AADT, the property benefits from strong traffic counts, abundant parking, and nearby residential growth.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
A - Possible Retail/Showroom Unit	\$15.50 SF/yr	1,950 SF
B - Possible Office/Medical Unit	\$15.50 SF/yr	2,090 SF

For More Information:

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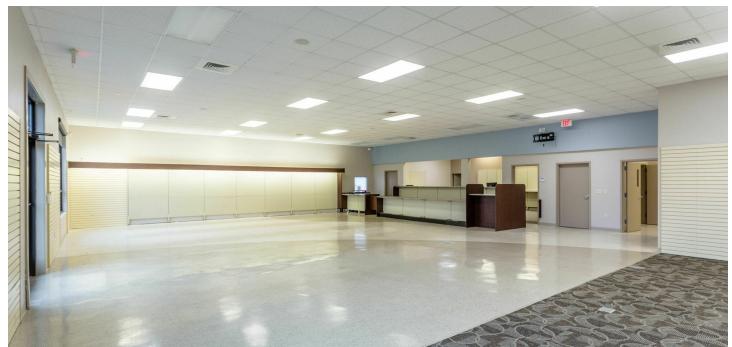
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Additional Photos



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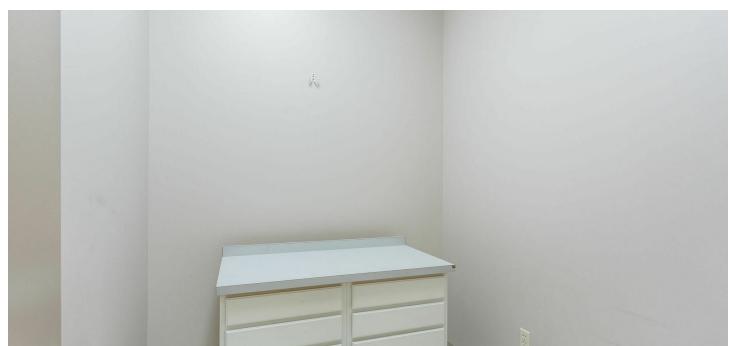
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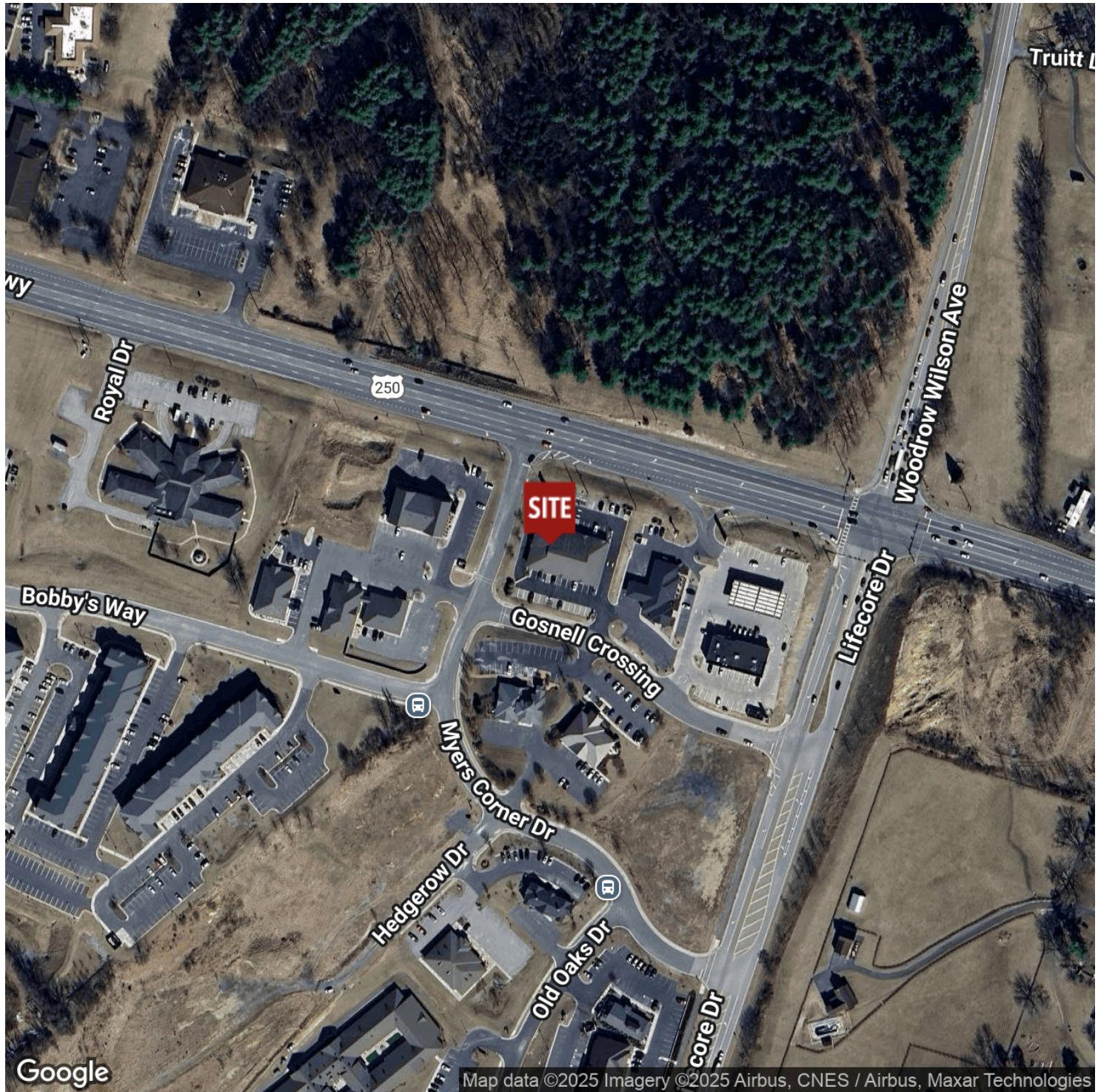
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Location Map



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