



Investment Opportunity

142-B Linden Drive, Suites 106 & 107/Winchester, VA 22601



1031 Exchange and Investor ALERT!! Fully-Leased Medical Condo Suite for Sale. Located adjacent to the Winchester Medical Center. 6,200K SF medical office condo building, occupied by 2 long-time practitioners. Building is in excellent condition, fully updated and easy to maintain. Prominent and highly visible location and ample parking. Multi-year leases in place with established practitioners. Copy of leases to be provided at request of qualified buyers. Few landlord responsibilities. Huge growth market! CAP rate of 6.6%.

Price \$1,385,000

Demographic Summary

	10 mile radius	20 mile radius
Population	100,363	191,077
Projected 5 year growth	1.12	1.07
Median Income	\$88,650	\$88,435
Median Age	39.3	40.7

For more information please contact:
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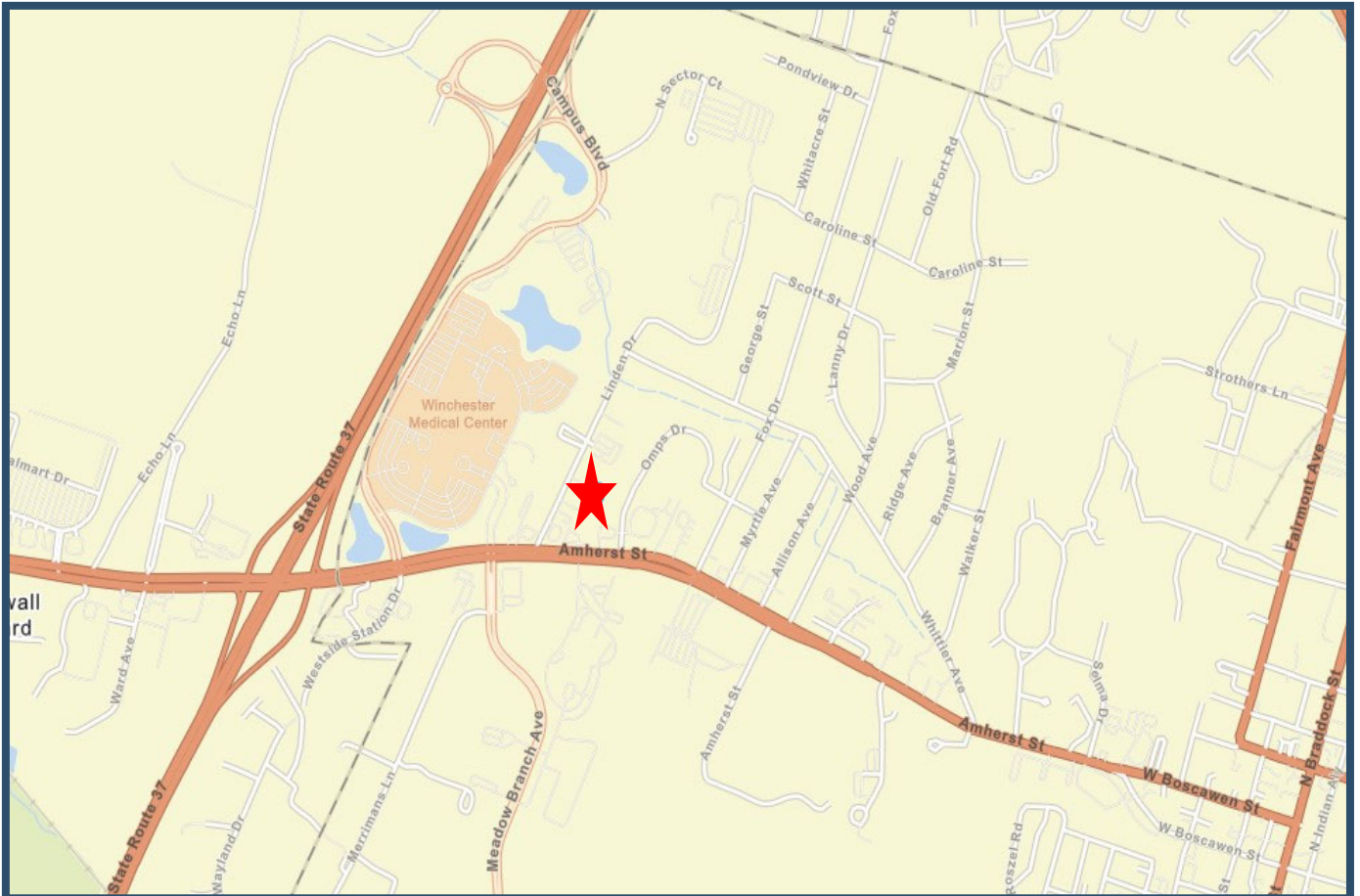
126 North Kent Street Winchester, VA 22601

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.

142-B Linden Drive, Suites 106 & 107



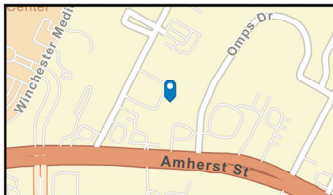
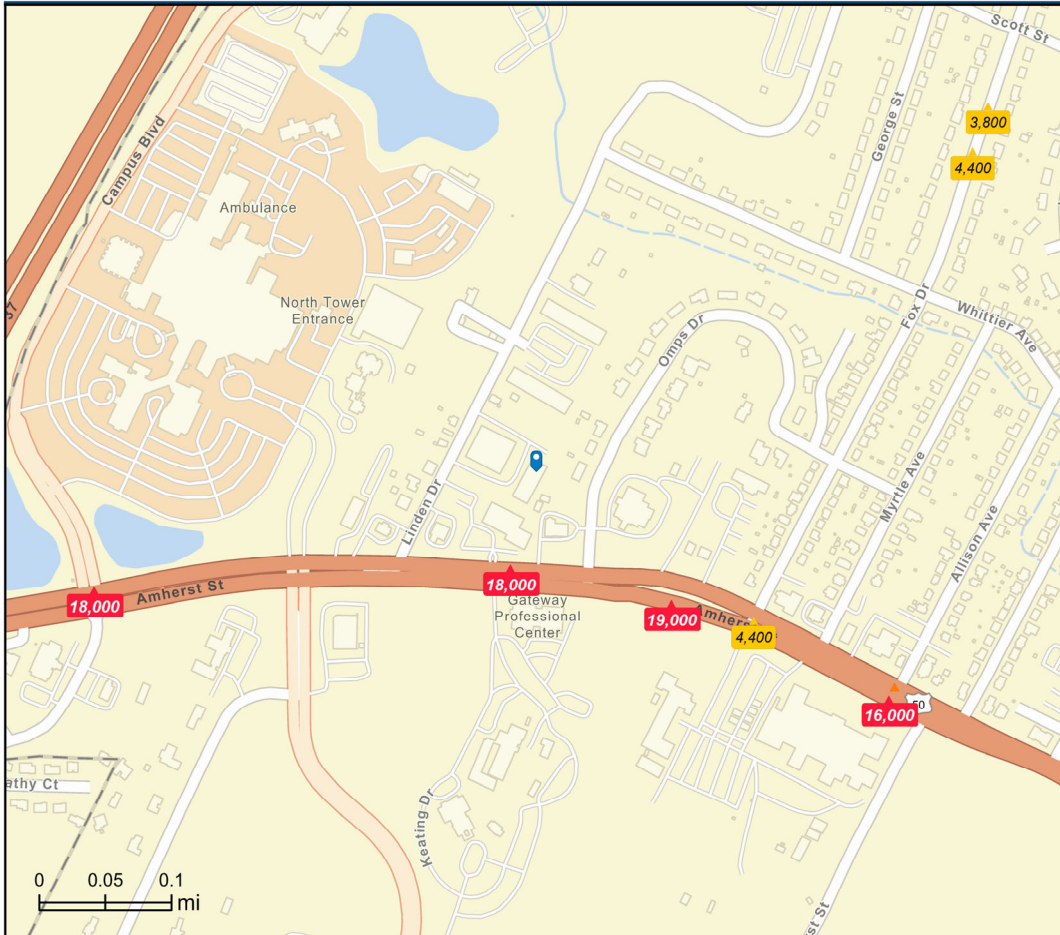
142-B Linden Drive, Suites 106 & 107



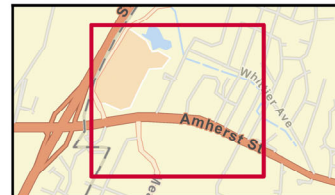
Traffic Count Map - Close Up

142 Linden Dr, Winchester, Virginia, 22601
Drive distance: 10, 15, 20 mile radii

Prepared by Esri
Latitude: 39.19267
Longitude: -78.18872



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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