

LARGE FLEX BUILDING | 5000 SF AVAILABLE FOR SALE OR LEASE

2503 Jefferson Hwy, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

Sale Price:	\$799,900
Lease Rate:	\$12.00 PSF/Yr Gross
Available Lease Space:	2,000-5,124 SF
Building Size:	5,124 SF + 400 SF Detached Building
Zoning:	GB
Lot Size:	0.84 Acres
Utilities:	Public Water Public Sewer
Date Available:	May 31, 2025
MLS#:	662749 (Sale) 662755 (Lease)



PROPERTY OVERVIEW

Large Flex building on 250 just outside of Waynesboro, this nearly 5000 SF building can be utilized for single or multiple users. Currently a professional office with abundance of storage, this building has great customer parking in the front, and large rear parking lot as well. Multiple bathrooms, private offices, open areas, entrances, make this building flow easy for many different types of business. Large decks and porches great for outdoor retail sales. A secondary detached building of 400SF can be perfect for overflow space, or can be rented separately. Large partially fenced and graveled lot allows for ample truck movement, storage and parking for employees. Great signage and marketing potential with over 16,000 cars per day pass by it! This property can be available for occupancy as early as end of May.

For More Information:

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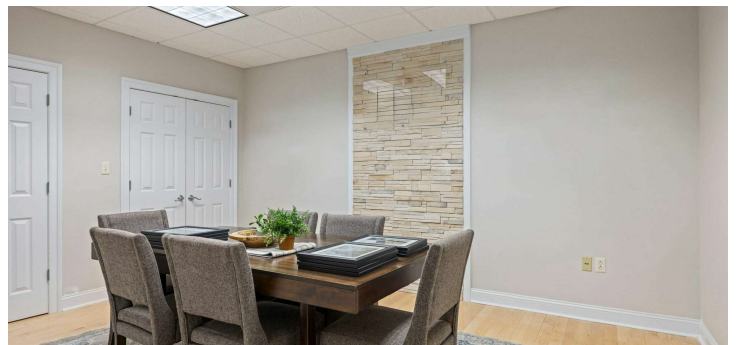
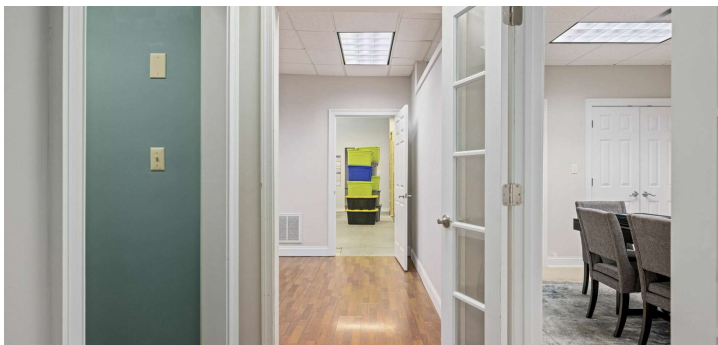
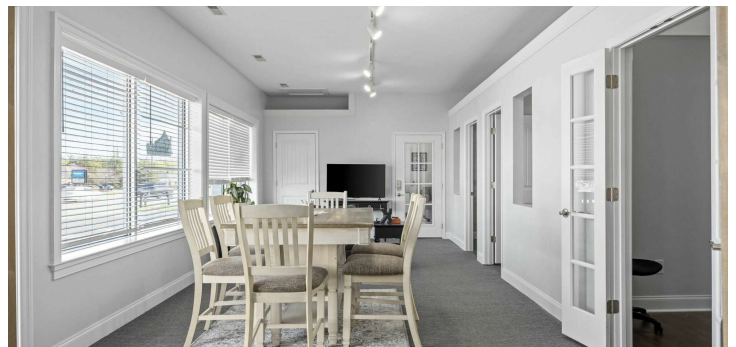
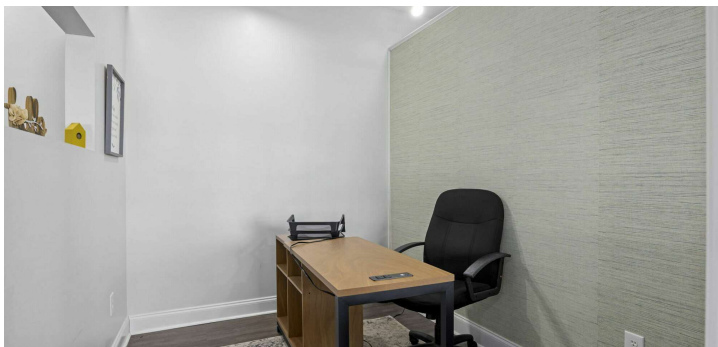
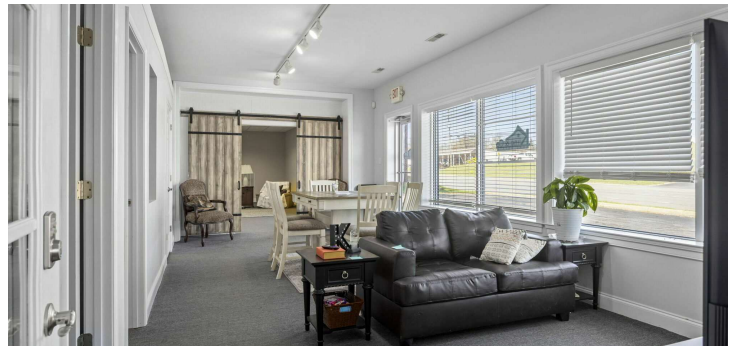
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Interior Photos



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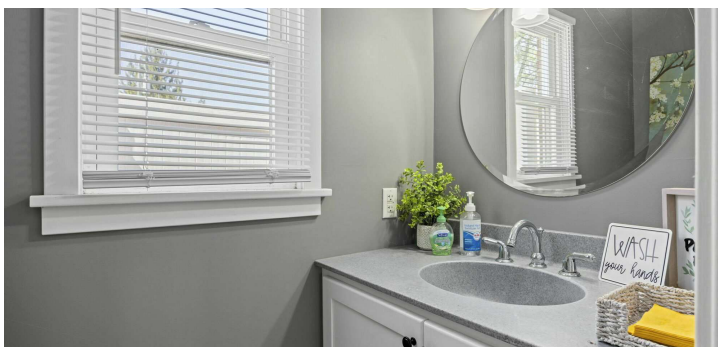
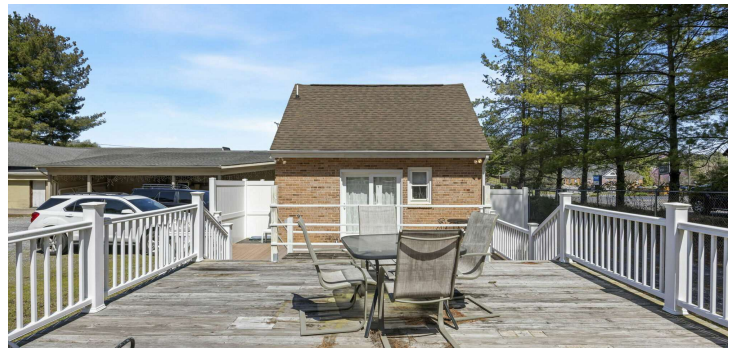
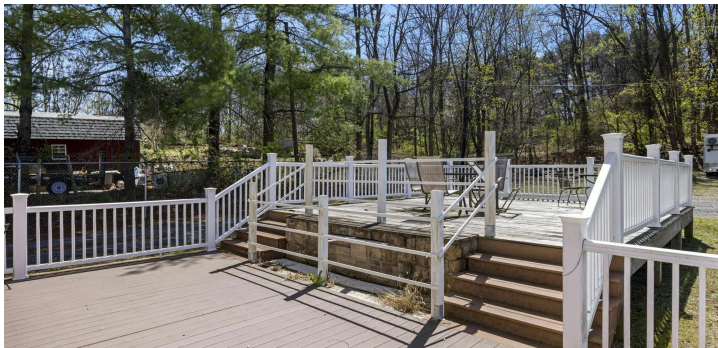
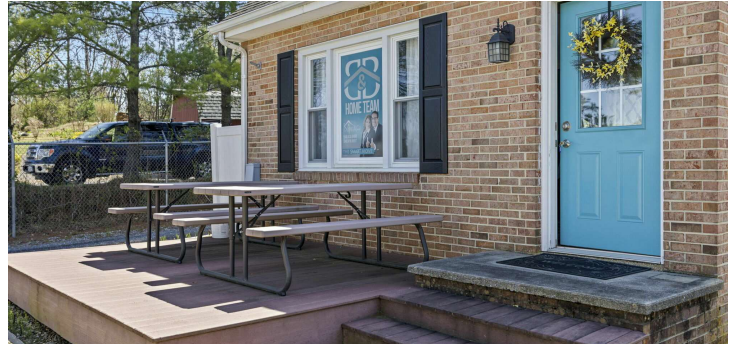
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400 SF Detached Building



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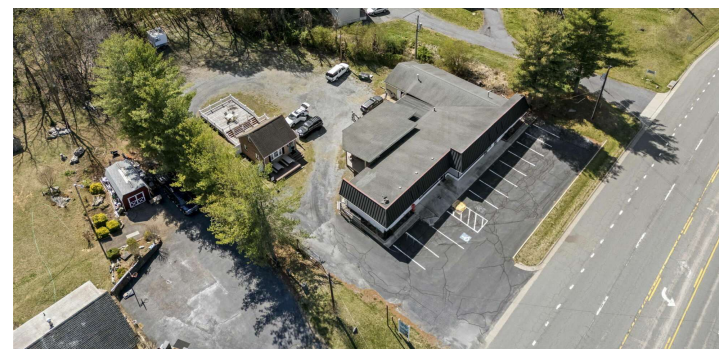
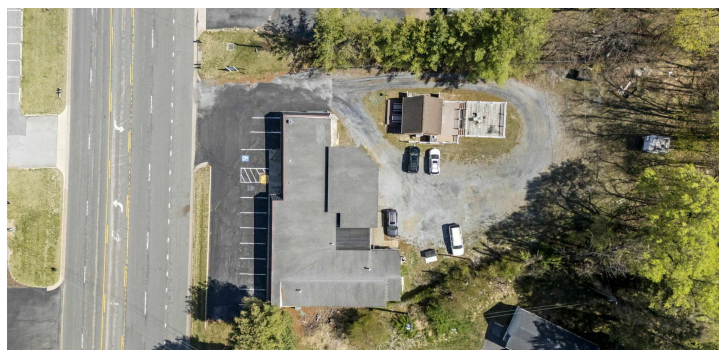
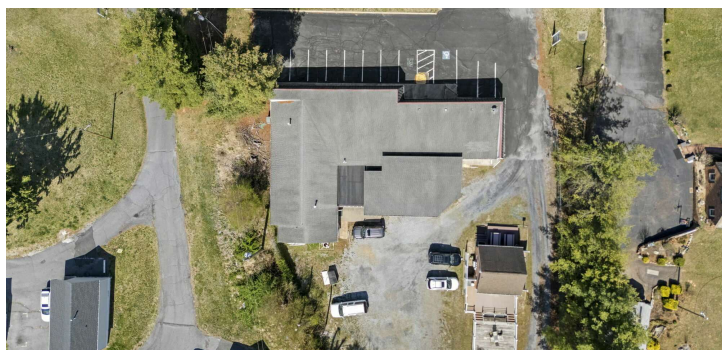
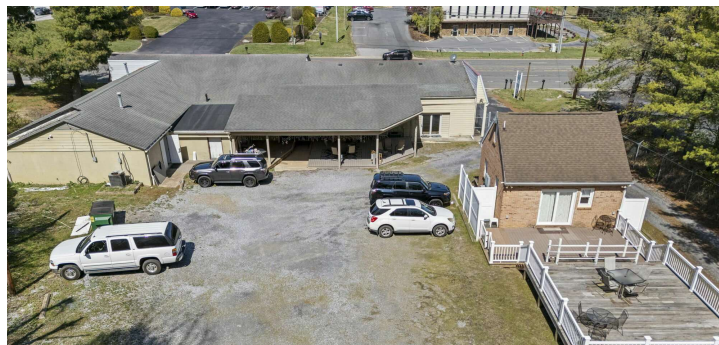
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Aerial Photos



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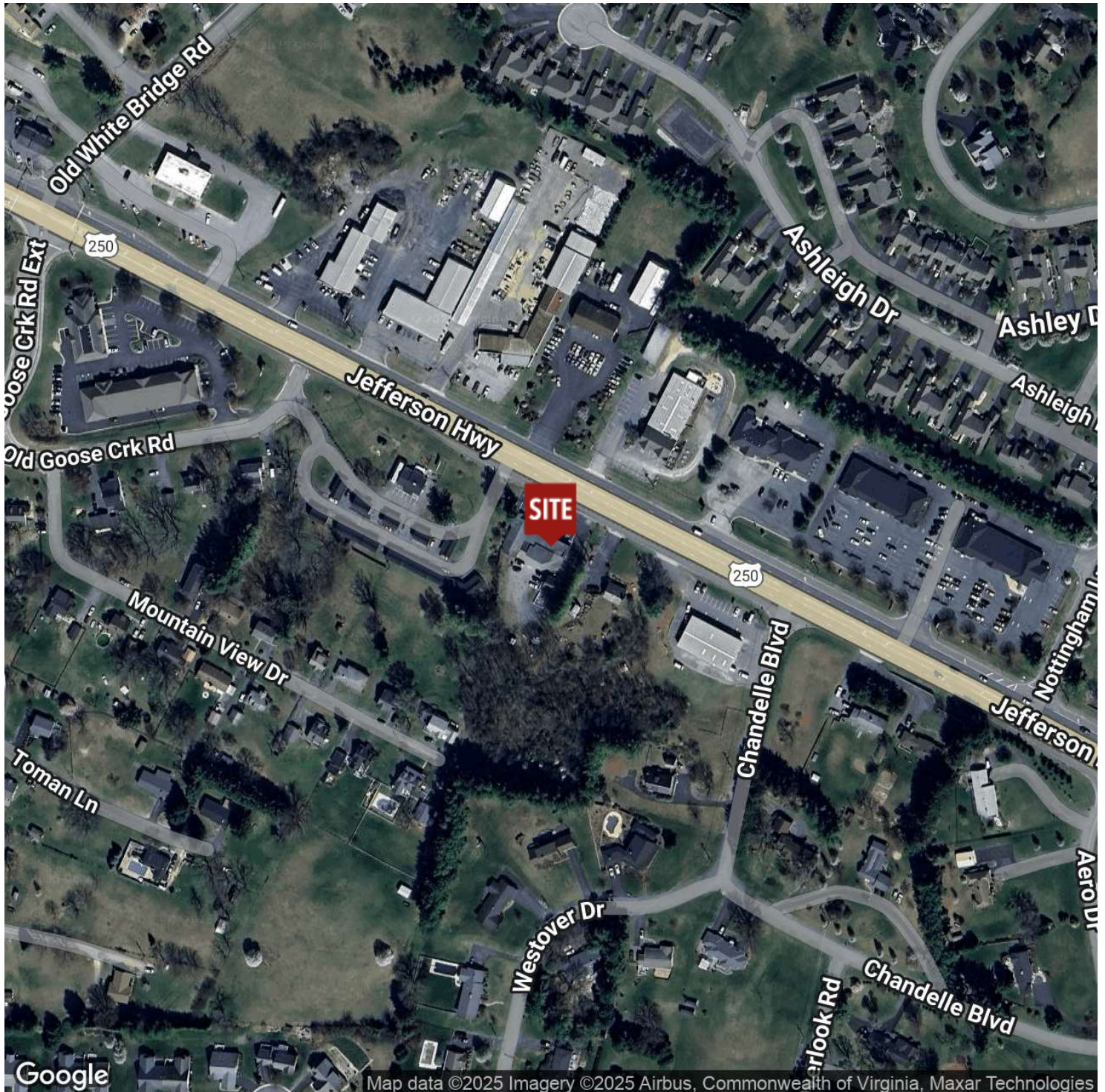
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Location Map



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