

LOWER-LEVEL COMMERCIAL SPACE IN DOWNTOWN HARRISONBURG
20 South Mason Street Unit 100, Harrisonburg, VA 22801



OFFERING SUMMARY

Available SF:	2,050 SF
Lease Rate:	\$11.67 SF/yr (Gross)
Zoning:	B1
MLS#:	680457

PROPERTY OVERVIEW

Prime commercial opportunity at one of Harrisonburg's most heavily traveled, high-visibility corners! This highly adaptable 2,000 SF lower-level space—accessible via a short flight of steps—delivers outstanding exposure and potential for your business. Currently built out as a bar, the fully climate-controlled space is easily customizable for a wide array of uses, including professional office, boutique retail, creative studio, personal services, or a food and beverage venue. The functional layout features two ADA-compliant restrooms and generous dedicated storage areas to support seamless daily operations. Benefit from constant drive-by visibility, strong local traffic counts, and effortless accessibility for both clients and staff. Whether you are seeking a turnkey setup or a central footprint to establish your brand, this property provides exceptional versatility and value in a thriving Harrisonburg location.

For More Information:

Craig Anders
540.383.6054
craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos

LOWER-LEVEL COMMERCIAL SPACE IN DOWNTOWN HARRISONBURG

20 South Mason Street Unit 100, Harrisonburg, VA 22801



For More Information:

Craig Anders

540.383.6054

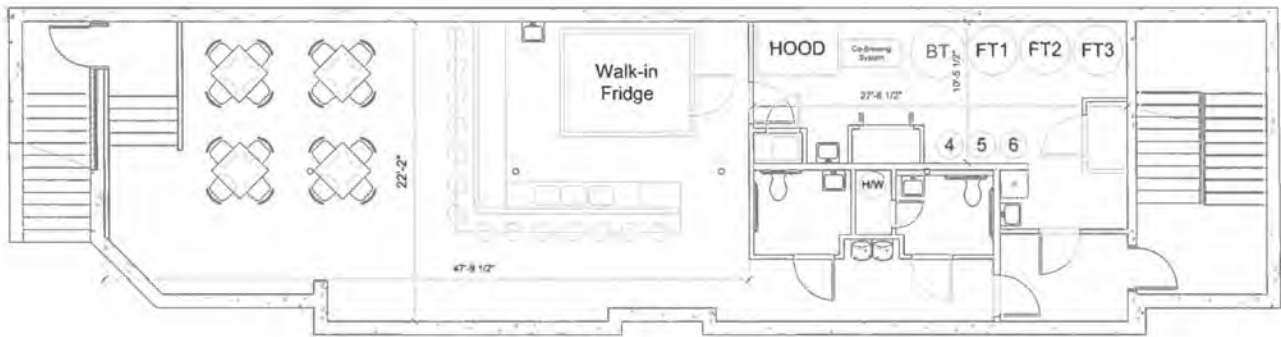
craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOWER-LEVEL COMMERCIAL SPACE IN DOWNTOWN HARRISONBURG

20 South Mason Street Unit 100, Harrisonburg, VA 22801



20 South Mason

Suite B10

- Square Footage: 2,050ft²

- Current lease rate: [REDACTED]

- Current lease end date: [REDACTED]

For More Information:

Craig Anders

540.383.6054

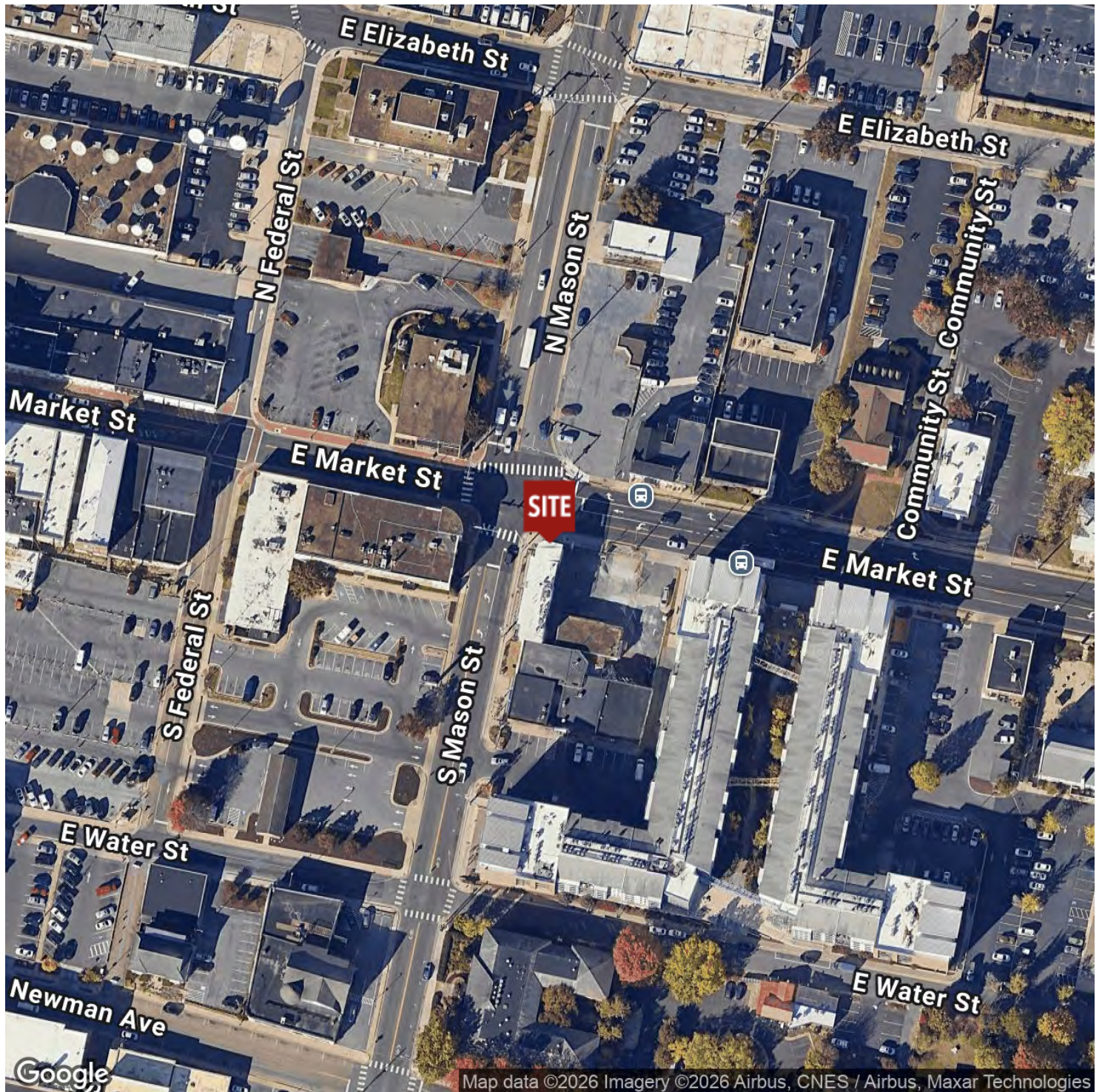
craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOWER-LEVEL COMMERCIAL SPACE IN DOWNTOWN HARRISONBURG

20 South Mason Street Unit 100, Harrisonburg, VA 22801



For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.