



**FOR SALE**  
**9667+/- SF Office/Shop/Warehouse**  
**225 East Pall Mall Street**  
**Winchester, VA**

**\$1,399,000**

**Contact:**

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- **Total of 9,667 +/- SF of Office/Flex/Warehouse Space**
- **3,000+/- SF Shop/Warehouse Space (with Drive-In Door)**
- **Zoned CM-1 (Commercial Mixed-Use)**
- **Plenty of parking**
- **Convenient to downtown Winchester**
- **Easy Access to Routes 50, 37 (bypass), 522 and U.S. Interstate 81**
- **Available immediately**
- **Small office- 1000 SF with own entrance-leased**
- **Two parking lots on Pall Mall convey with the property**

***225 East Pall Mall Street  
Exterior Photos***



***Exterior***



***Generous Parking***



***225 East Pall Mall Street  
Interior Photos***



***1st Floor Conference/Meeting Rm***



***2nd Floor Hallway***



***2nd Floor Lobby***



***2nd Floor Office***

***225 East Pall Mall Street  
Interior Photos***



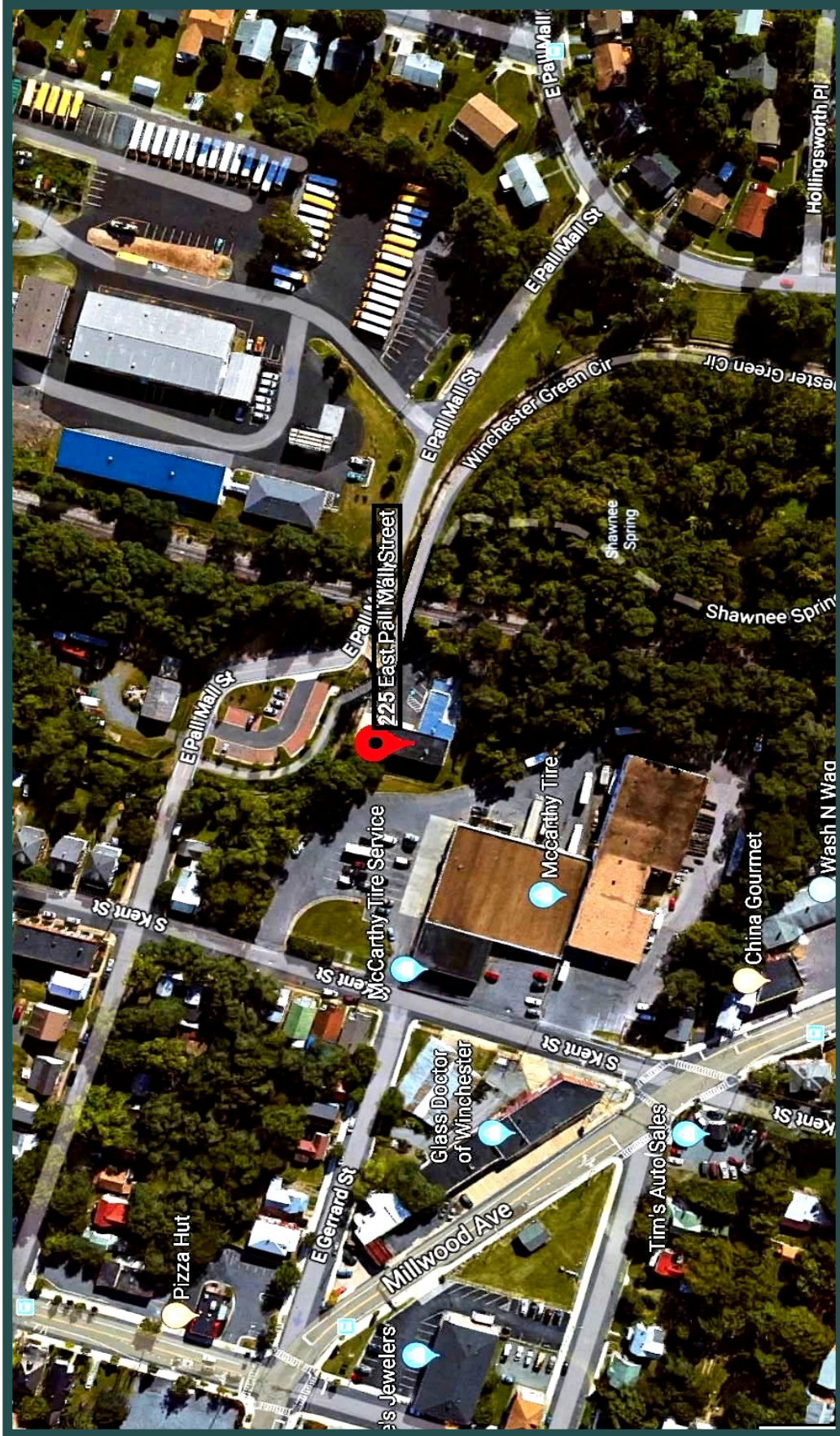
***Second Floor Kitchen***



***Warehouse with Drive-in Door***



# Satellite Location Map





# Regional Map

