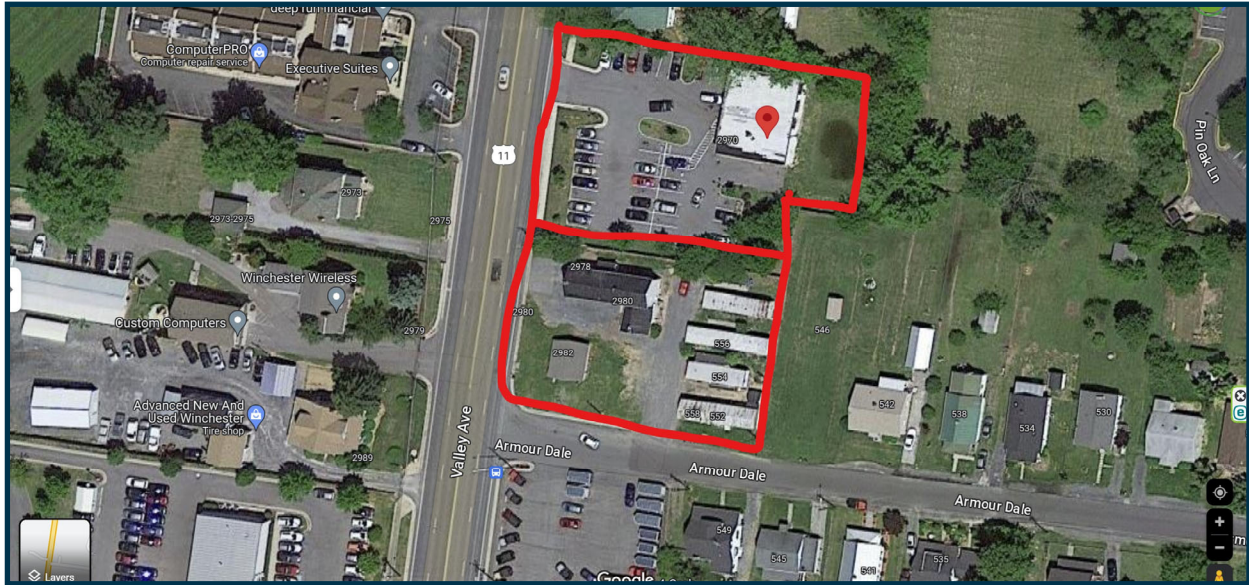


Investment Properties

2970 & 2978 Valley Avenue / Winchester, VA 22601



FOR SALE or LEASE

1.15 acres located at 2970 and 2978 Valley Avenue featuring a former used car lot that will offer enough area to display area for 30-40 cars. There is public water and sewer available. 2978 Valley Avenue features 5 rental units producing gross monthly revenue of approximately \$4,000.00. The list price for purchase is \$1,350,000 for both properties with 1.15 acres. Both properties can be ground leased for \$6,000.00 monthly. If someone elects to ground lease only the former used car lot, the ground lease will be \$2,500.00 monthly. The used car lot does not have an office building. An office building would have to be built or a mobile office could be utilized. MLS #VAWI2004616

Demographic Summary

	10 mile radius	20 mile radius
Population	98,429	189,114
Projected 5 year growth	1.19	1.03
Median Income	\$79,412	\$77,948
Median Age	39.0	40.5

For more information please contact:
OakCrest Commercial Real Estate

Paige Manuel

Paige.manuel@OakCrestCommercial.com

Cell | 540.247.4974

Main | 540.504.0786

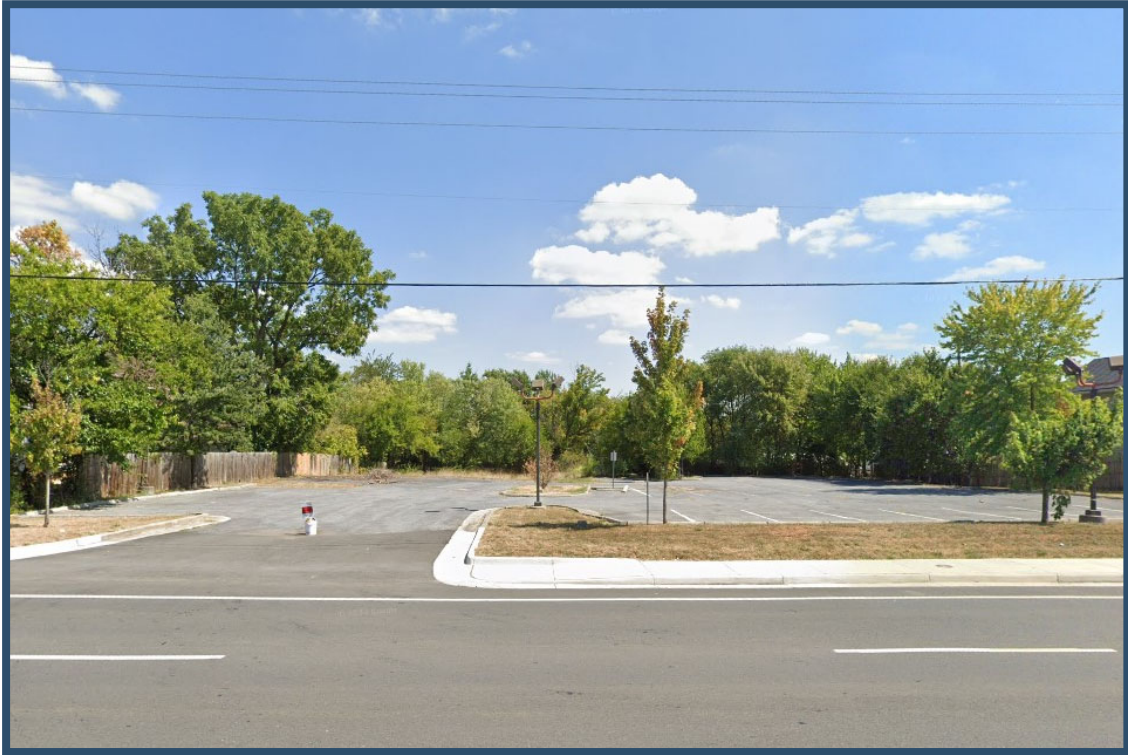
126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

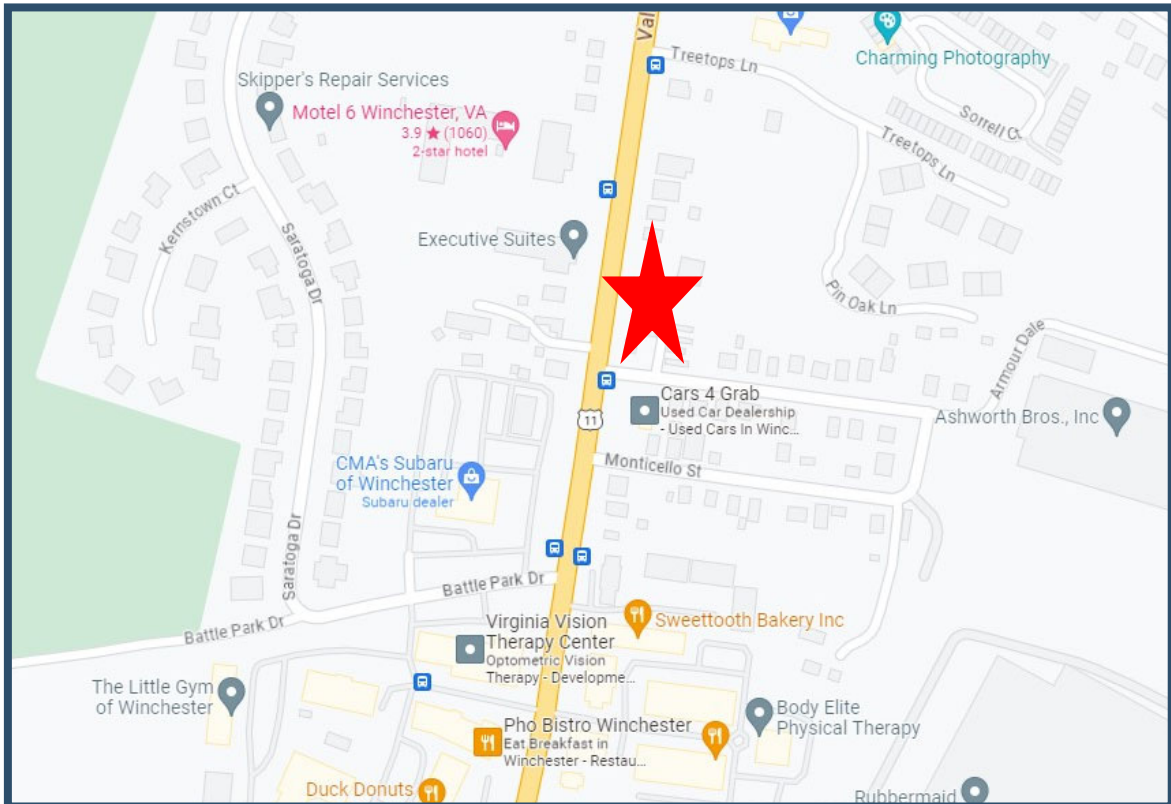
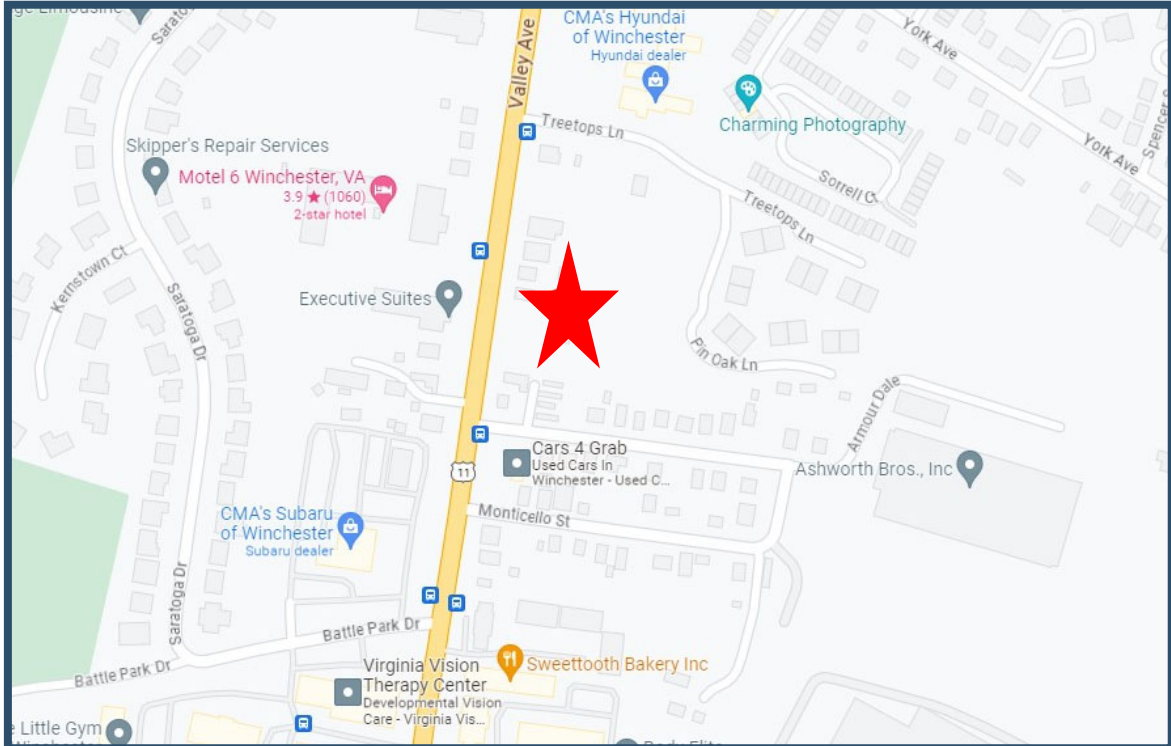
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

2970 & 2978 Valley Avenue



160 Exeter Drive



2970 & 2978 Valley Avenue

