

COLONY
REALTY

EST. 1963

AMHERST STREET COMMERCIAL BUILDING
505 AMHERST STREET
WINCHESTER, VA 22601



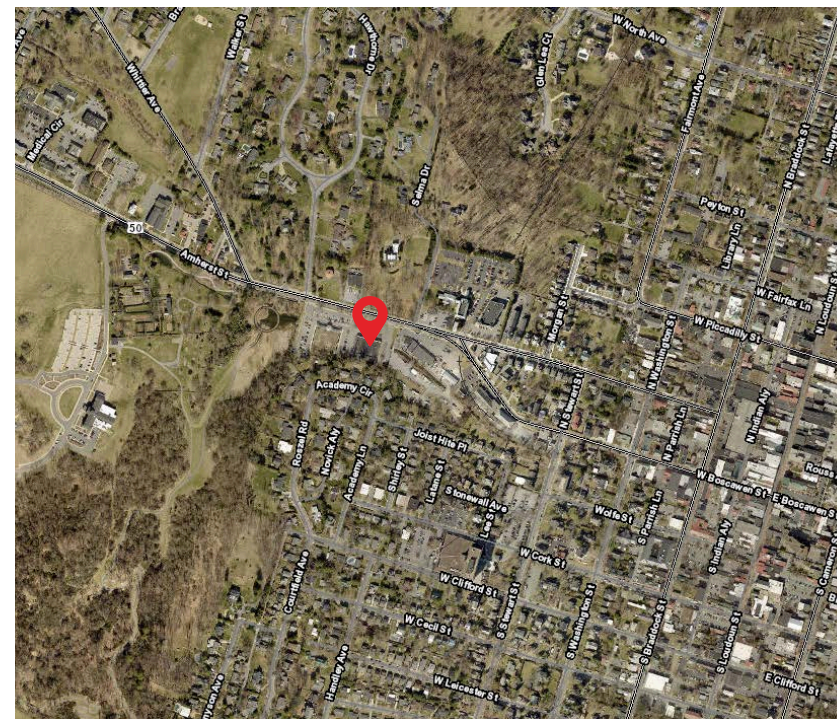
JOHN S. SCULLY, IV

540-327-2114

JOHNSCULLY@COLONYSELLS.COM

20,640+/- Total SF

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	20,640 +/- SF
Lot Size:	1.6 +/- Acres
Price / SF:	\$130.81
Year Built:	1960
Zoning:	B1
Tax Map ID:	172-01- - 7- A

PROPERTY OVERVIEW

- Commercial Retail Space right outside of Old Town Winchester
- Short drive to Rt 37 or I-81
- All brick exterior
- Private parking lot with 75 parking spaces
- Close proximity to Medical Center

PROPERTY HIGHLIGHTS

- Close proximity to the Old Town Walking Mall, Judicial and Government buildings
- Exterior provides a low maintenance investment
- Centralized location
- Endless potential uses

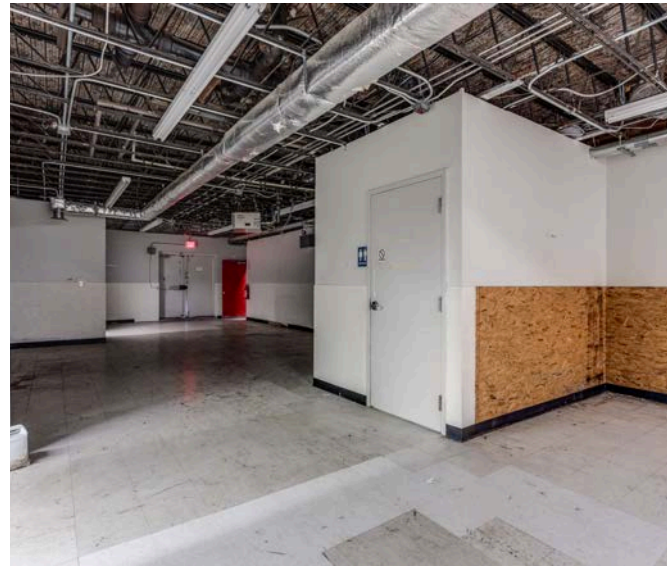
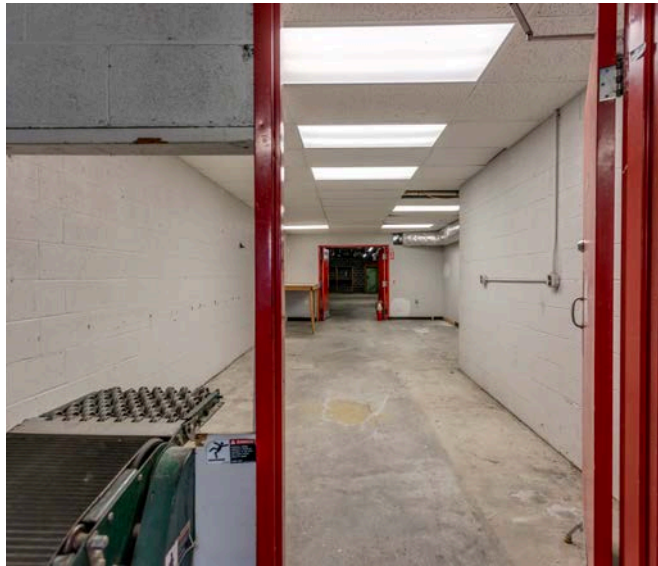
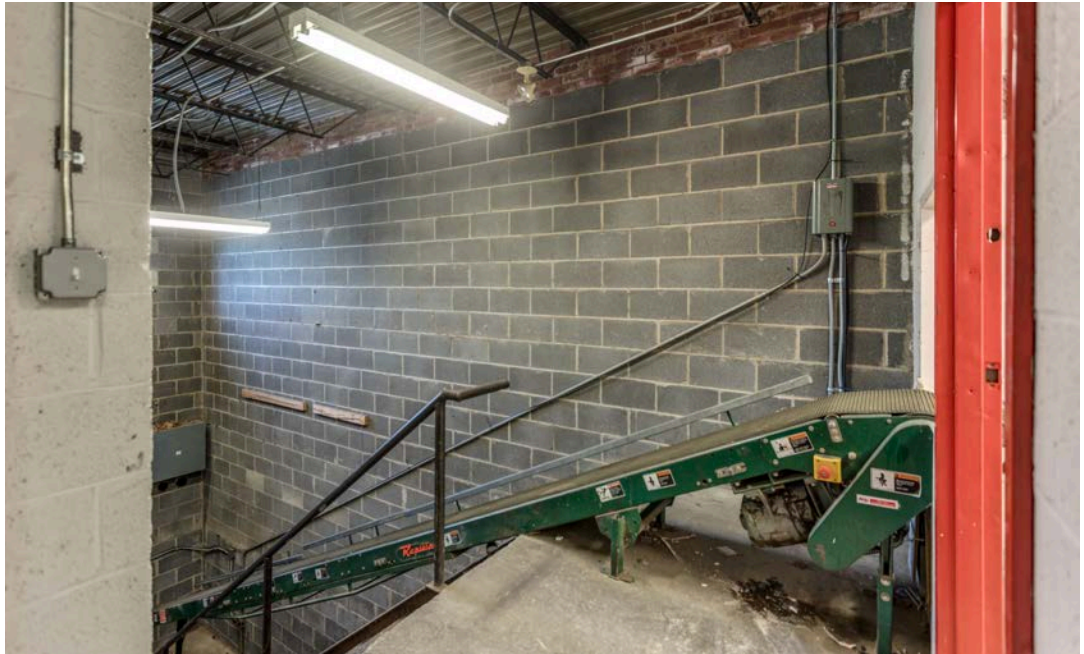
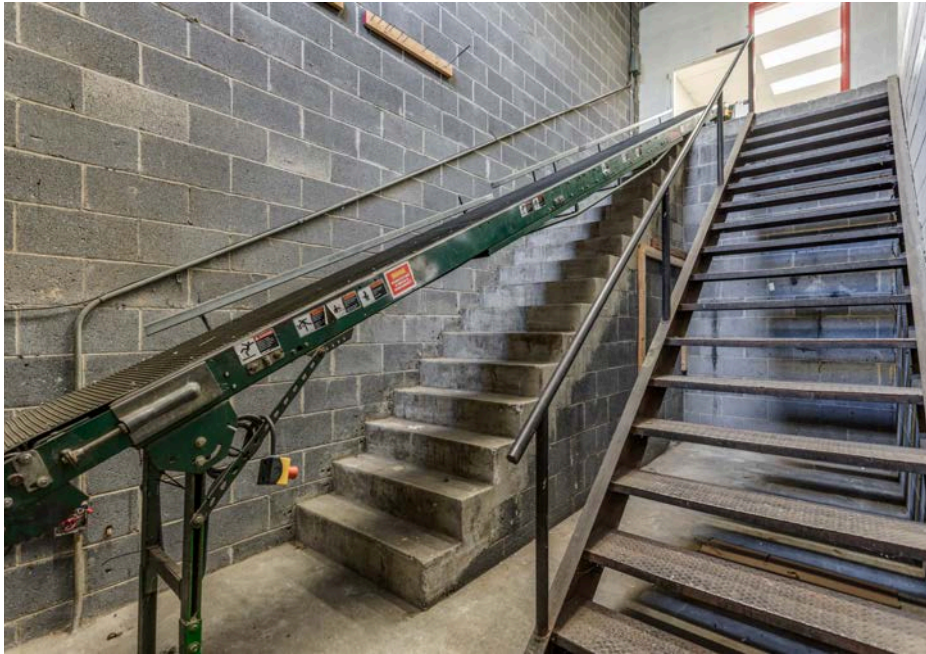
PHOTOS - RETAIL SPACE/DRIVE THROUGH



The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

John S. Scully, IV,
Colony Realty

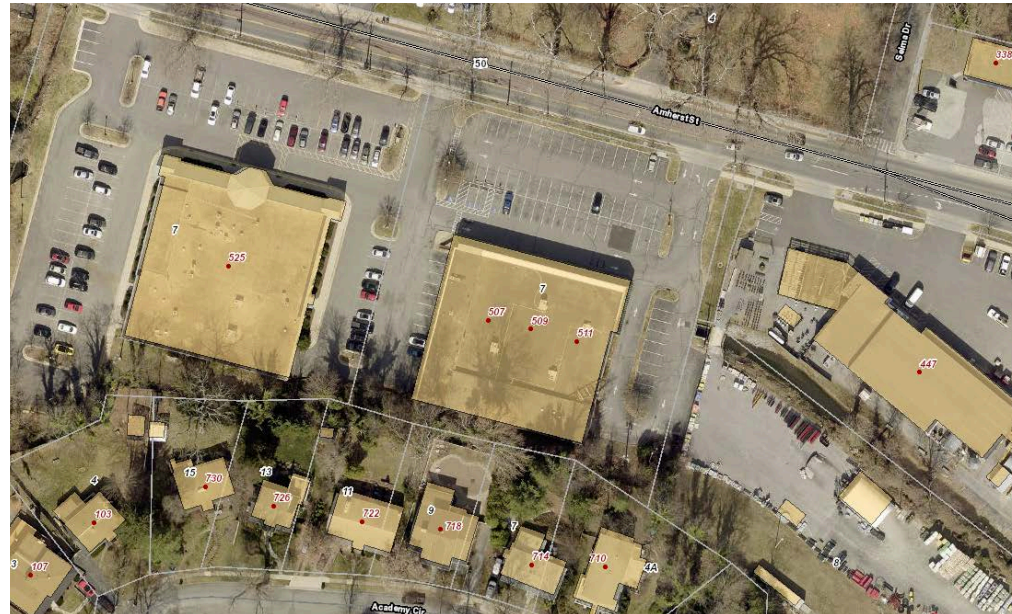
PHOTOS - RECEIVING



The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

John S. Scully, IV,
Colony Realty

PHOTOS - AERIALS



The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

John S. Scully, IV,
Colony Realty

FLOOR PLANS - ALL

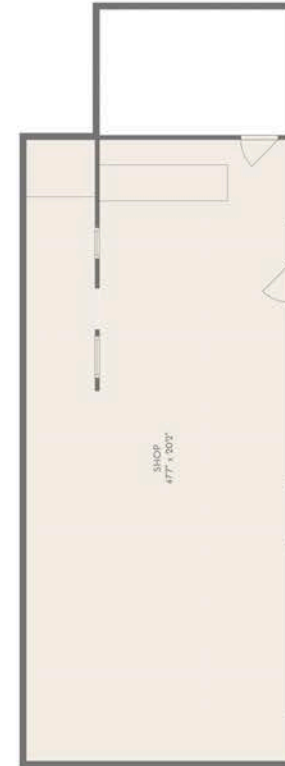


FLOOR 2



FLOOR 1

Total scanned area: 17547 sq. ft

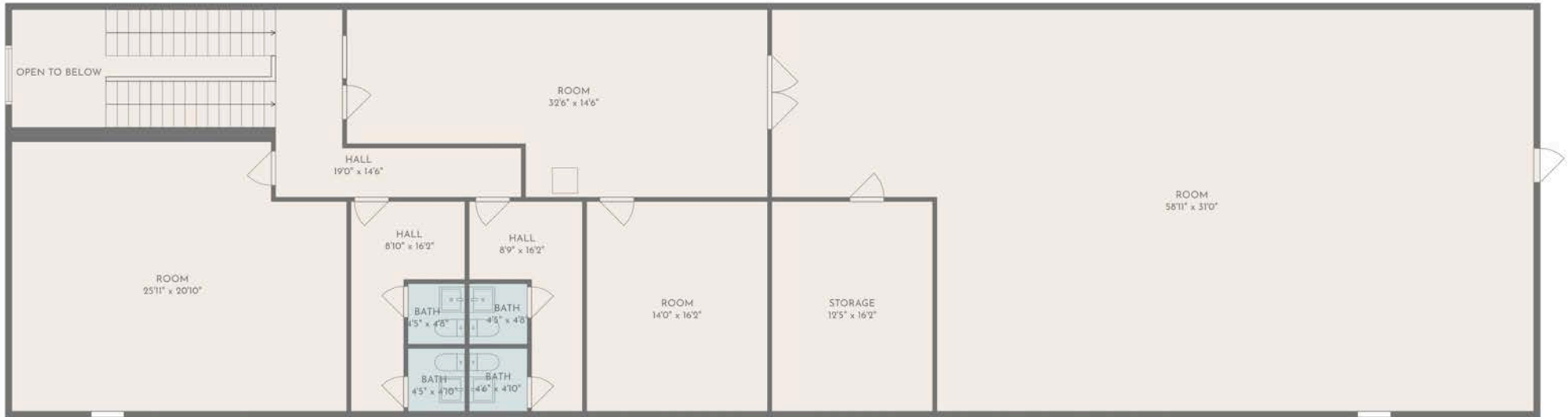


Total scanned area: 1185 sq. ft



The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

FLOOR PLANS - SECOND FLOOR



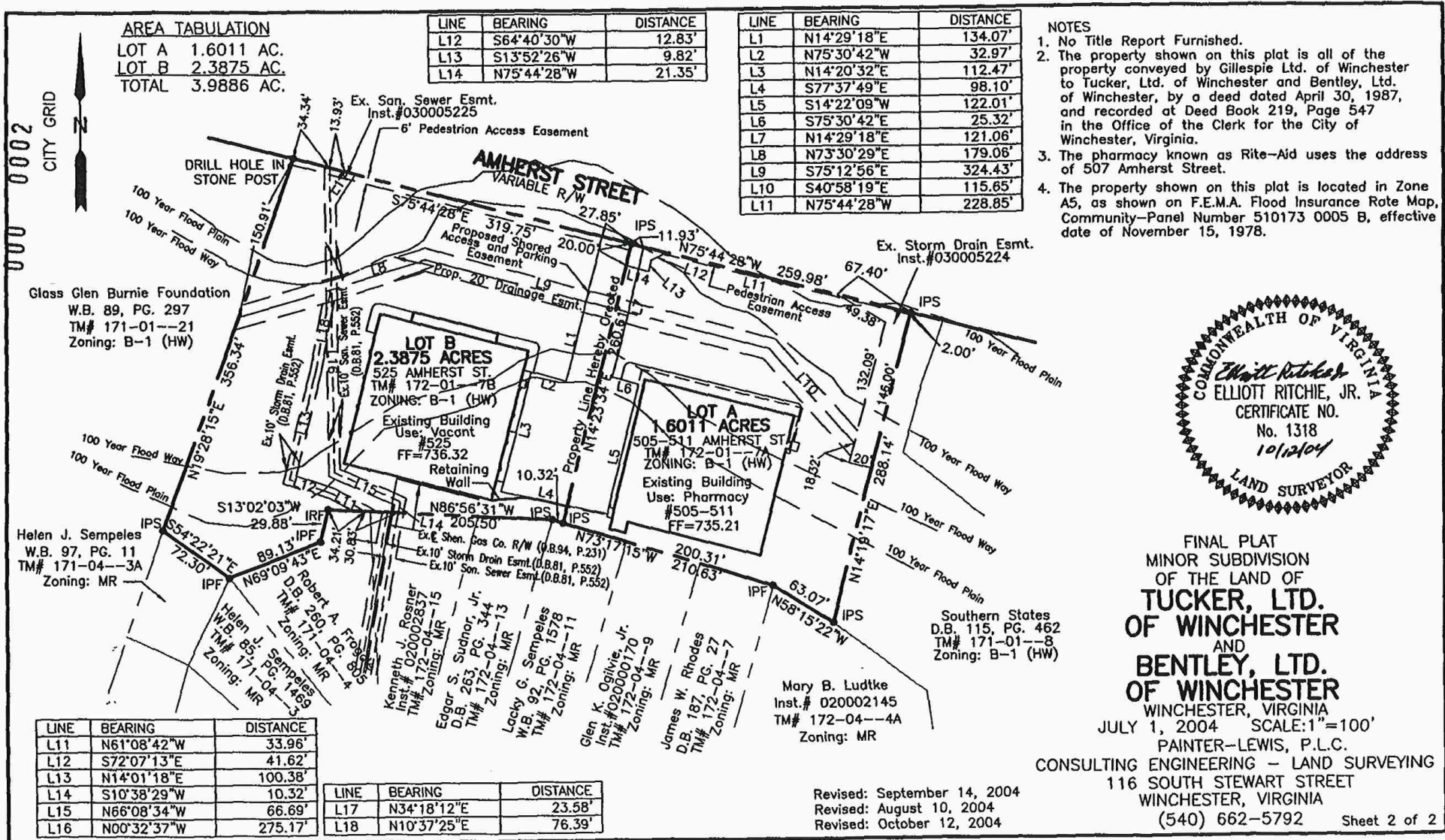
HIGHLIGHTS

- 6 Rooms
- 4 Bathrooms
- Receiving Area



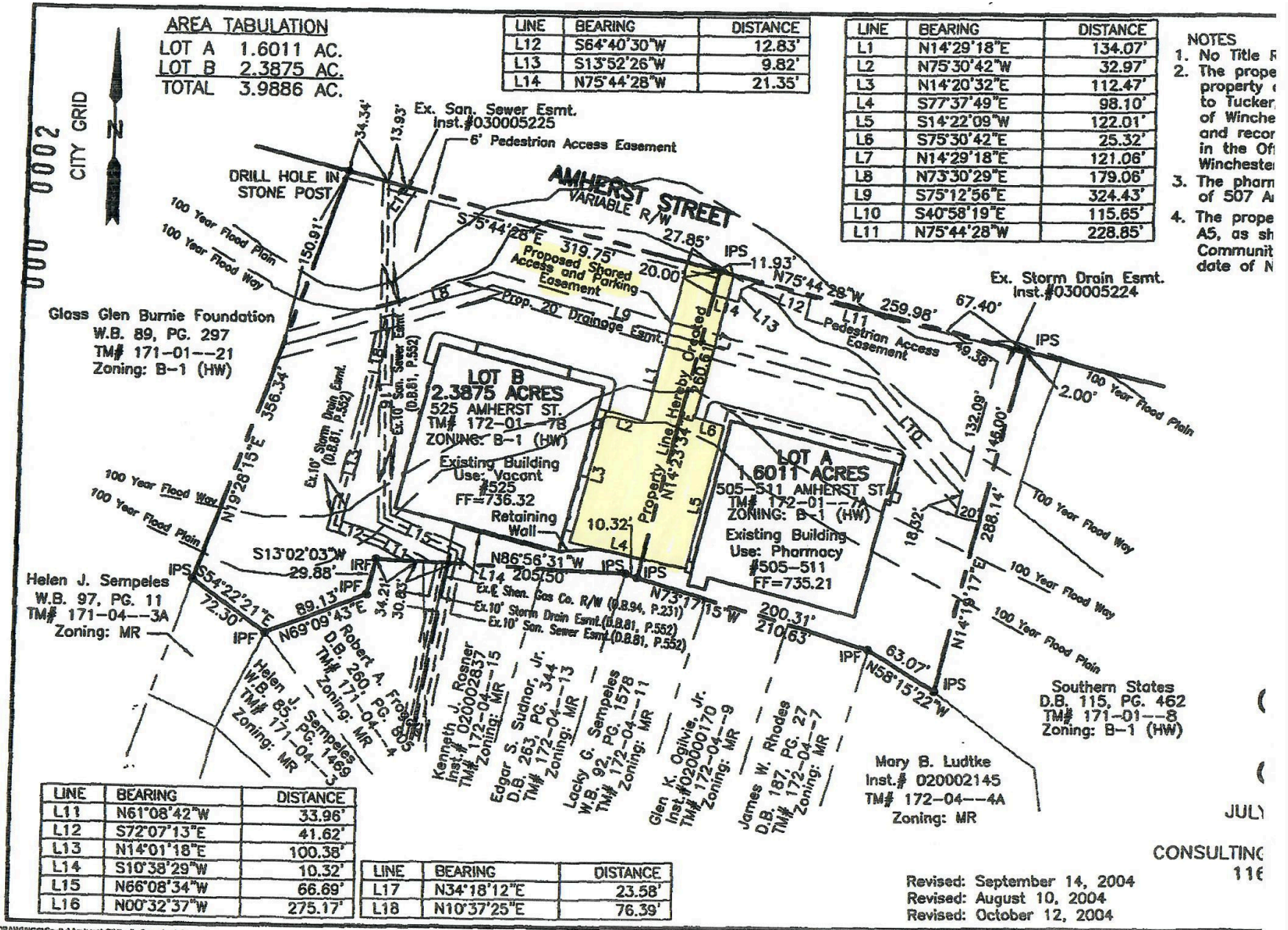
HIGHLIGHTS

- Open Space



C:\DRAWINGS\Scully\Amherst St\Scully-Superfresh Body.dwg

The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.



JULY

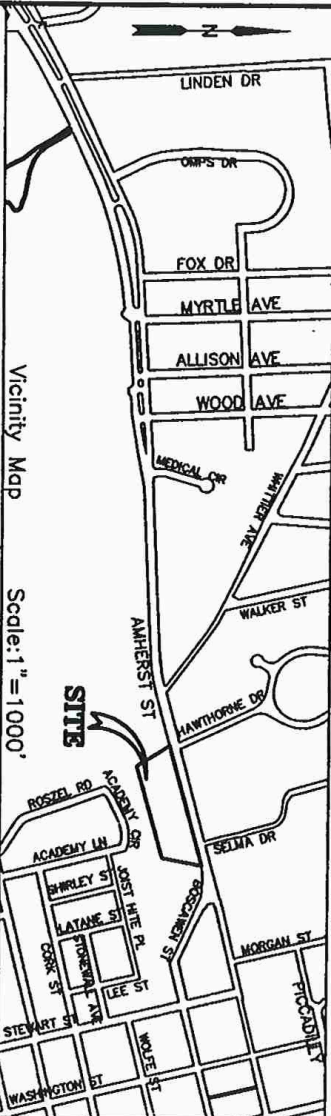
CONSULTING
116

Revised: September 14, 2004
Revised: August 10, 2004
Revised: October 12, 2004

The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

FINAL PLAT
MINOR SUBDIVISION
OF THE LAND OF
TUCKER, LTD. OF WINCHESTER 0001
AND
BENTLEY, LTD. OF WINCHESTER
CITY OF WINCHESTER, VIRGINIA

040004828



APPROVED BY

City of Winchester Planning Director

10/14/04
Date

OWNER'S CERTIFICATE

The above and foregoing minor subdivision of the land of Tucker, Ltd. of Winchester and Bentley, Ltd. of Winchester as it appears in this plat, is with free consent and in accordance with the desires and wishes of the undersigned owners, proprietors and trustees, if any.

T.S. Ramo
TUCKER, LTD. OF WINCHESTER

OWNER'S CERTIFICATE

The above and foregoing minor subdivision of the land of Tucker, Ltd. of Winchester and Bentley, Ltd. of Winchester as it appears in this plat, is with free consent and in accordance with the desires and wishes of the undersigned owners, proprietors and trustees, if any.

J.S. Phillips
BENTLEY, LTD. OF WINCHESTER

NOTARY PUBLIC

I, Toni Geeser, a Notary Public in and for the State of MARYLAND at large, do certify that TUCKER S. RAMSDEN

whose names are signed to the foregoing Owner's Certificate, have acknowledged the same before me in my state. Given under my hand this 21 Day of JULY, 2004. Ann Arnold Co, MD

Notary *Ann Arnold*
My Commission expires 2/1/08

NOTARY PUBLIC

I, Deanna I. Rogers, a Notary Public in and for the State of North Carolina, at large, do certify that Katherine S. Frazee

whose names are signed to the foregoing Owner's Certificate, have acknowledged the same before me in my state. Given under my hand this 30 Day of July, 2004. Deanna I. Rogers

Notary *Deanna I. Rogers*
My Commission expires May 14, 2008

SURVEYOR'S CERTIFICATE

I, Elliott Ritchie, Jr., do hereby certify that the land embraced in this subdivision is all of the land acquired by Tucker, Ltd. of Winchester and Bentley, Ltd. of Winchester, by a deed dated April 30, 1987 and recorded at Deed Book 219 Page 547 in the Office of the Clerk of the Circuit Court of City of Winchester, Virginia.

MS-04-26



Elliott Ritchie, Jr.
Elliott Ritchie, Jr. LS Res.#1318

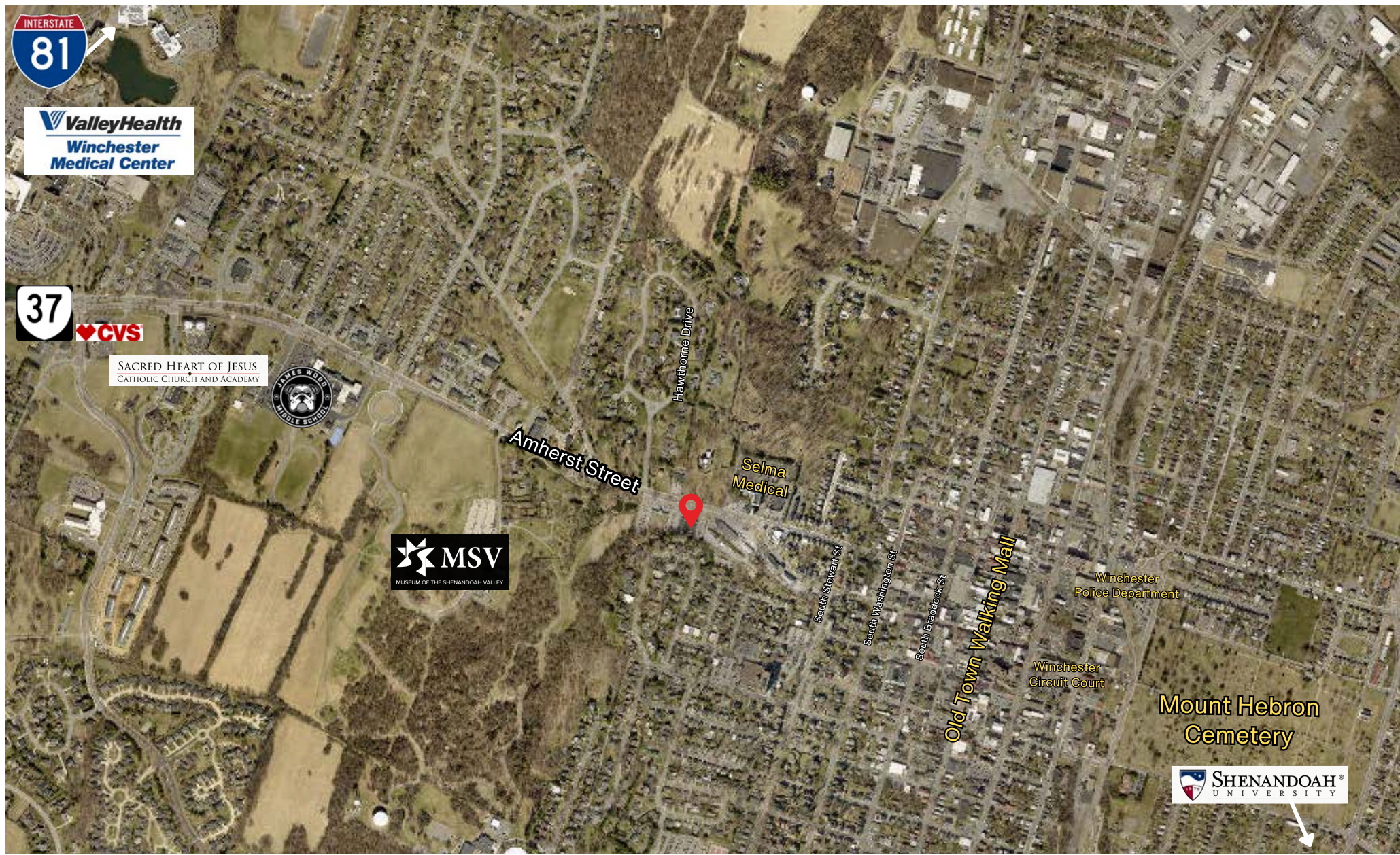
JULY 1, 2004

Cover Sheet

Sheet 1 of 2

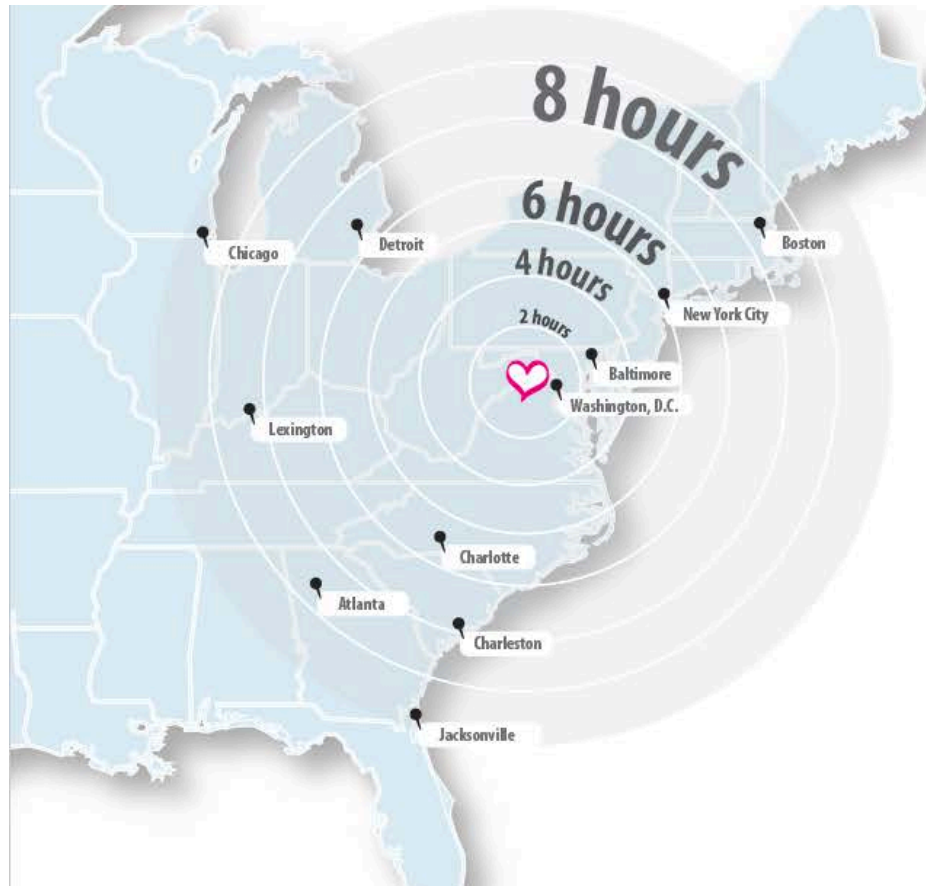
PAINTER-LEWIS, P.L.C.
CONSULTING ENGINEERING - LAND SURVEYING
116 South Stewart Street
Winchester, Virginia
(540) 662-5792

PROXIMITY MAP - DOWNTOWN WINCHESTER



The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

John S. Scully, IV,
Colony Realty



Proximity

Beaches

- Ocean City, MD (4 hours)
- Virginia Beach, VA (4 hours)
- Atlantic City, NJ (4 hours)
- Outer Banks, NC (6 hours)
- Myrtle Beach, SC (8 hours)

Big City Excursions

- Washington, D.C. (1.5 hours)
- Baltimore, MD (2 hours)
- Philadelphia, PA (3.5 hours)
- New York City, NY (4.5 hours)

The Great Outdoors

- 490+ Acres of Public Parks (here!)
- Candy Hill Campground (here!)
- Lake Frederick (here!)
- The Cove (here!)
- Appalachian Trail (30 min.)
- Shenandoah River (30 min.)
- Skyline Drive (30 min.)
- Bryce Resort (1 hour)
- Luray Caverns (1 hour)
- Whitetail Resort (1 hour)
- Massanutten Resort (1.5 hours)
- Deep Creek Lake (2 hours)

LOCAL MAJOR HIGHWAYS:

- I-81, I-70, Route 37, Route 66, Route 11, Route 522, Route 50

AIRPORT PROXIMITY:

- Winchester Regional Airport (OKV - Local)
- Hagerstown Regional Airport (HGR - 47 Miles)
- Washington Dulles International Airport (IAD - 50 Miles)
- Ronald Reagan Washington National Airport (DCA - 76 Miles)
- Baltimore/Washington International Thurgood Marshall Airport (BWI - 98 Miles)

MAJOR EMPLOYERS:

- Amazon, Annandale Millwork, Army Corps of Engineers, FBI, FEMA, The Home Depot, Navy Federal Credit Union, Rubbermaid Commercial Products, Shenandoah University, Thermo Fisher Scientific, Trex Company, Valley Health System

The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

John S. Scully, IV,
Colony Realty

DEMOGRAPHICS



POPULATION WINCHESTER FREDERICK COUNTY

Total Population	28,120	95,051
------------------	--------	--------

Age 20-34	19.8%	23.3%
-----------	-------	-------

Age 35-59	30.6%	33.9%
-----------	-------	-------

Source: American Community Survey - US Census

HOUSING WINCHESTER FREDERICK COUNTY

Median House Value	\$247,800	\$265,700
--------------------	-----------	-----------

Total Units	11,980	34,817
-------------	--------	--------

Rental Housing	55.3%	22.3%
----------------	-------	-------

Source: American Community Survey & Apartments.com

The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

John S. Scully, IV,
Colony Realty