

BELOW TAX ASSESSMENT!
218 Mill Rd, Woodstock, VA 22664

FORMER PINE MEADOW ADULT ASSISTED LIVING FACILITY



OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	1.4 Acres
Year Built:	1988
Building Size:	8,608 SF
Zoning:	Commercial
Utilities:	Public Water Public Sewer
MLS#:	647948



PROPERTY OVERVIEW

Below Tax Assessment! Almost \$375,000 BELOW Tax assessment! Prime Investment Opportunity – Former assisted living facility strategically located in the beautiful Shenandoah Valley in Woodstock, VA just off Interstate I-81. This exceptional property offers a unique opportunity for investors and operators to establish a thriving senior living community, assisted living facility, Senior or Child Day care, private school, church, dentist, shelter, apartments (SUP), physical rehab facility, professional office space, retail store, Animal Hospital (Vet Clinic), motel, restaurant or similar type business. Centrally located with easy access to healthcare facilities, shopping centers, and recreational amenities. Originally designed for assisted living with over 8600 sqft +/- layout, 16 large bedrooms (up to 32 residents), 11+ bathrooms, multiple spacious common areas, and well-designed living spaces perfect for a premier senior living community or commercial business. Potential for expansion of 8+more rooms (16 additional residents) or the addition of complementary services, including memory care, physical rehabilitation, or specialized healthcare. Turn-key facility, all furniture, furnishings and equipment convey with purchase.

For More Information:

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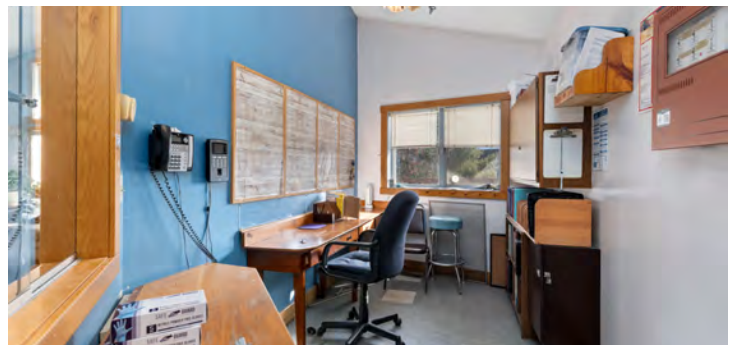
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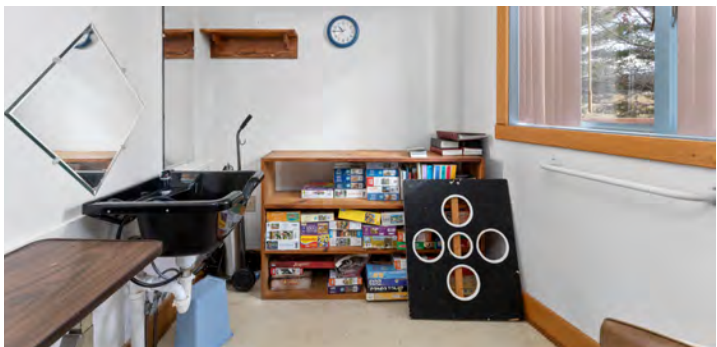
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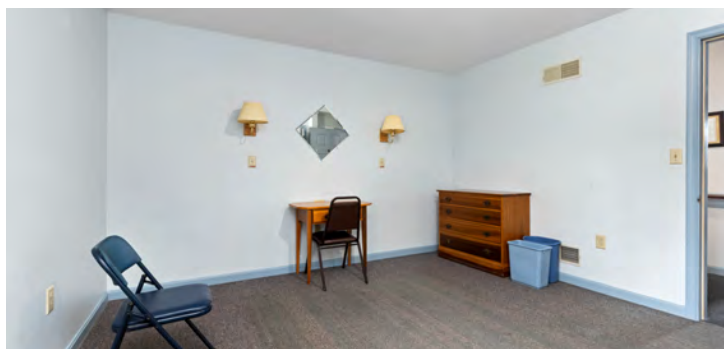
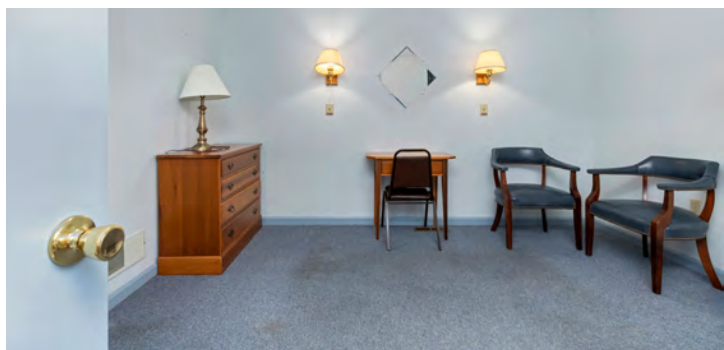
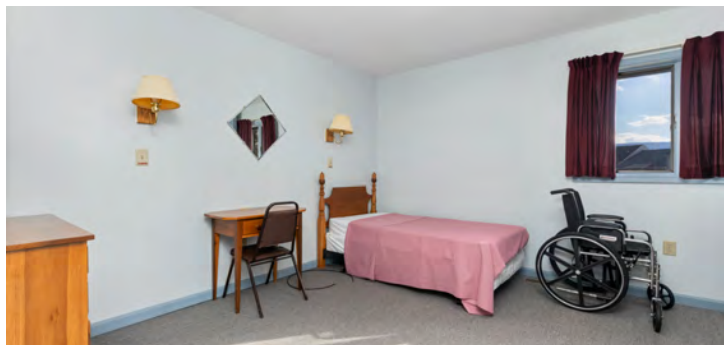
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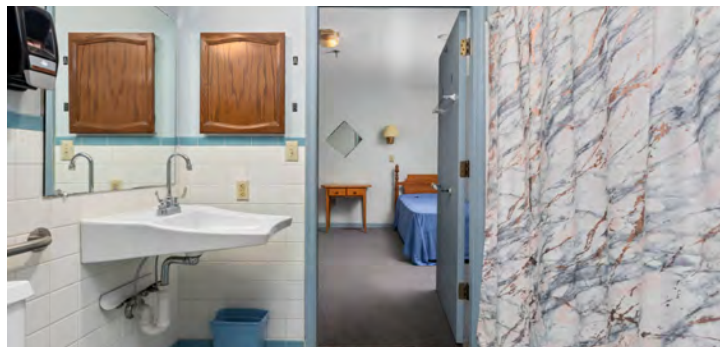
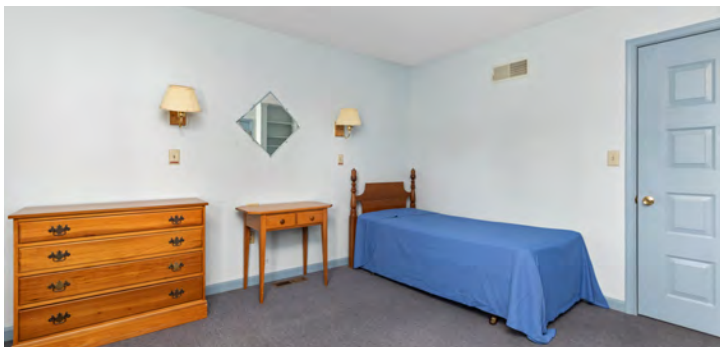
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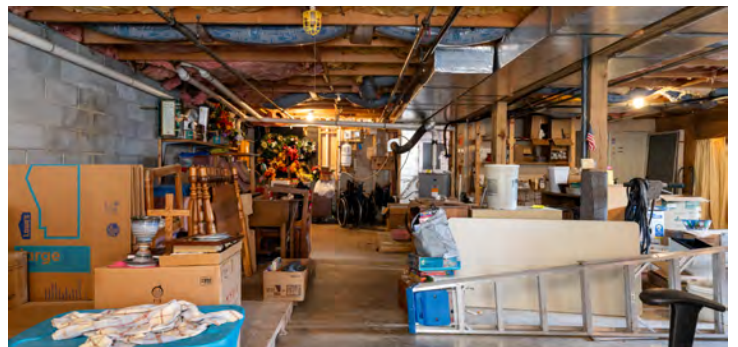
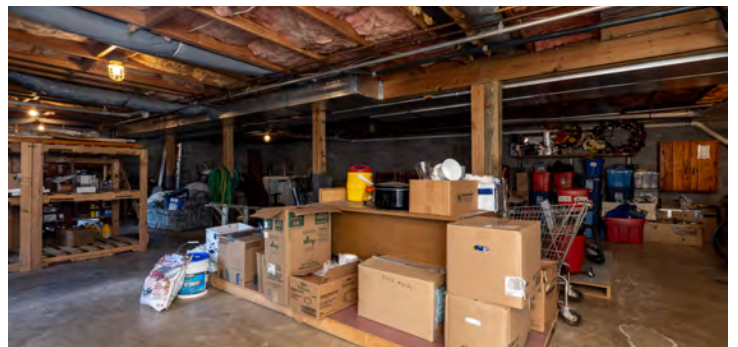
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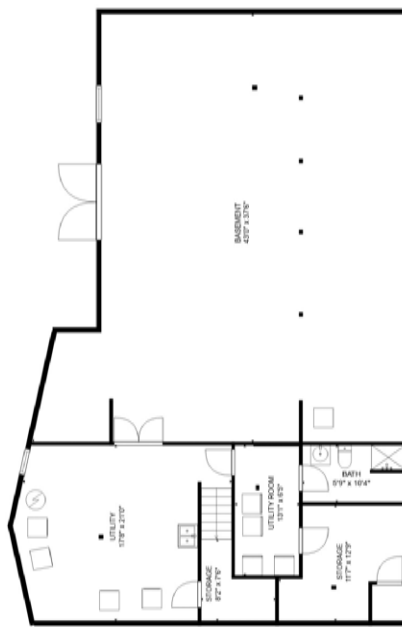
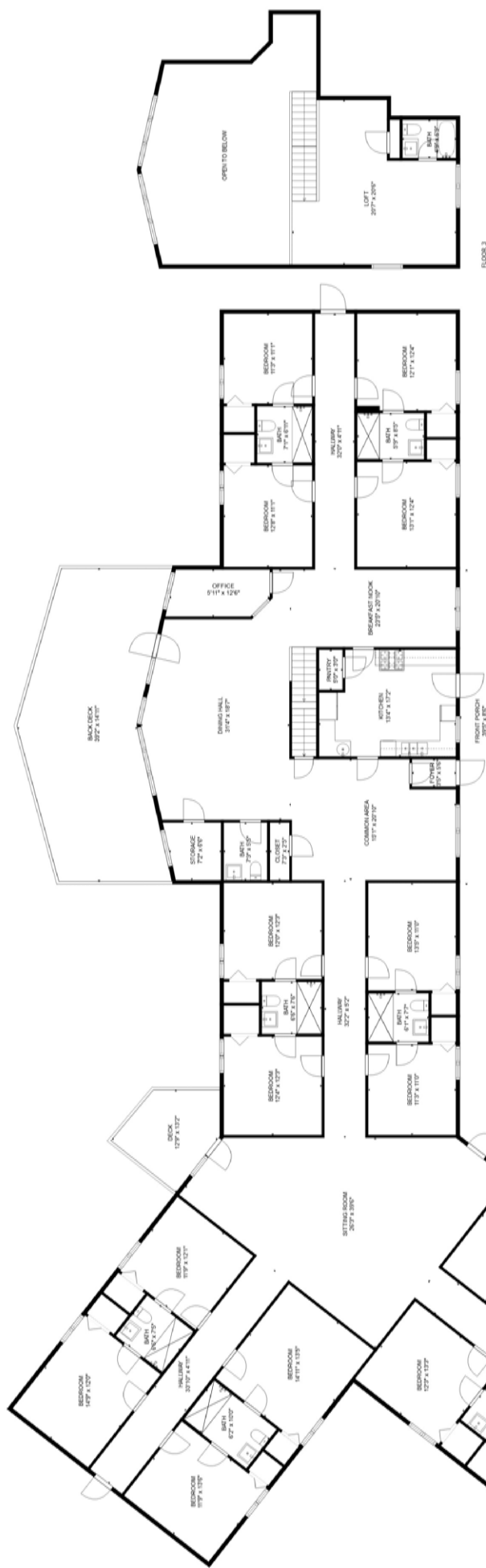
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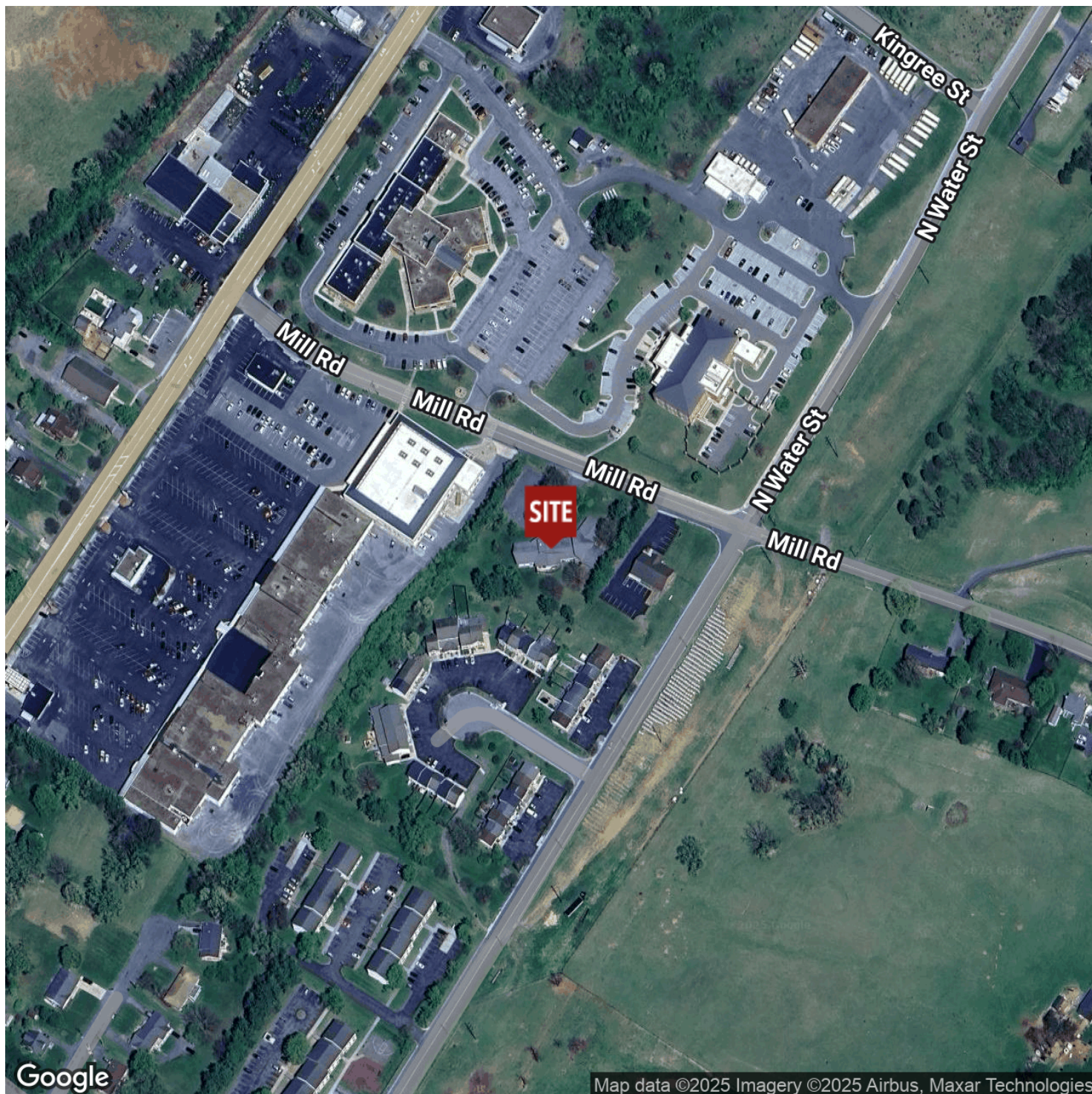
GROSS INTERNAL AREA

Below Ground: 1390 sq. ft, FLOOR 2: 6180 sq. ft, FLOOR 3: 411 sq. ft
EXCLUDED AREAS: BATH: 65 sq. ft, STORAGE: 238 sq. ft, UNDEFINED: 12 sq. ft,
UTILITY: 327 sq. ft, UTILITY ROOM: 84 sq. ft, BACK DECK: 568 sq. ft,
DECK: 112 sq. ft, OPEN TO BELOW: 480 sq. ft
TOTAL: 7981 sq. ft

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Location Map



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