

Excellent Investment Opportunity

142-A Linden Drive / Winchester, VA 22601



FOR SALE

Excellent investment opportunity - Business Park Condo, 3,422 net SF unit in all brick building with metal roofing. Property already has a tenant in place with 2 years and 8 month remaining. Present lease term expires on 10/7/2027. Plus 2-Five year renewal options.. Triple Net Lease. Great location near the Winchester Medical Center and US Bypass 37. Well maintained property with more than adequate parking. 8% CAP Rate. \$ 65,347 Annually. ***Shown only by appointment with a 48 hours notice and Listing Agent must accompany. Shown only on Friday, Saturday or Sunday from 9:00 a.m. to 4:00 p.m.***

Demographic Summary

	10 mile radius	20 mile radius
Population	100,363	191,077
Projected 5 year growth	1.12	1.07
Median Income	\$88,650	\$88,435
Median Age	39.3	40.7

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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.

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