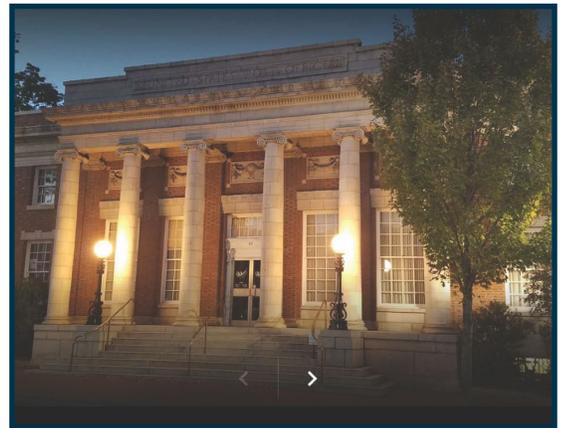




Professional Office Space For Sale

40 W. Piccadilly Street / Winchester, VA 22601



FOR SALE—\$1,925,000

- Beautiful Historic Building Adjacent to Handley Library
- Great Downtown location with some off-street parking
- Zoned B-1
- 11,060 SF 1st & 2nd Floors, with finished, leased basement of additional 3,333 SF
- Beautiful hardwood floors, updated cherry molding & wainscoting
- Building is 60% Leased
- MLS# VAWI2010042

Demographic Summary

	10 mile radius	20 mile radius
Population	46,017	113,256
Projected 5 year growth	.80	1.44
Median Income	\$63,609	\$77,601
Median Age	37.3	39.7

For more information please contact:
OakCrest Commercial Real Estate

Paige Manuel

Paige.Manuel@OakCrestCommercial.Com

Cell | 540.247.4974

Main | 540.504.0786

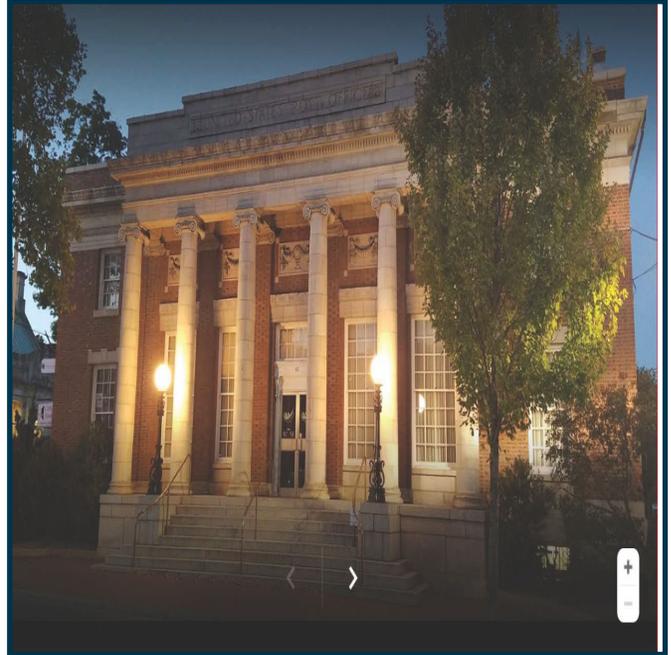
126 North Kent Street Winchester, VA 22601

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

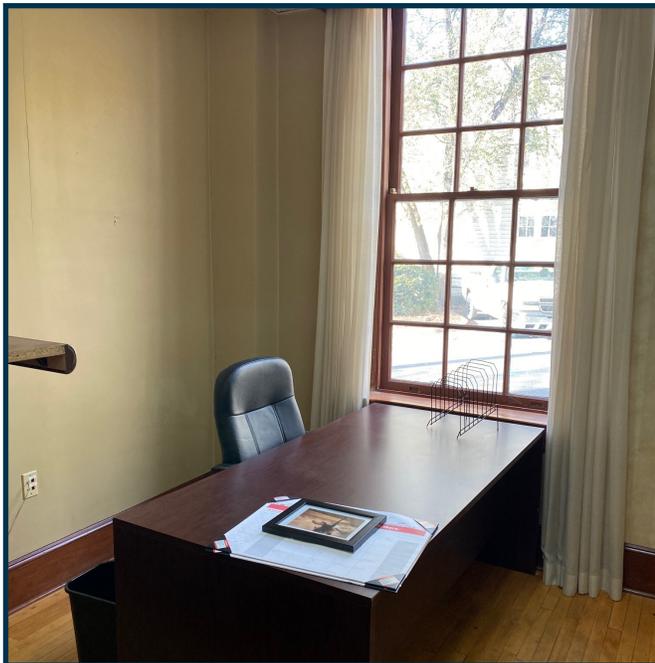
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

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

200 N. Braddock St.



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