

Medical Office Building

2055 Valley Avenue / Winchester, VA 22601



- 6,548 SF Medical Building
 - High Visibility Location
 - Multiple Treatment Rooms, Waiting Areas, Offices & Reception plus Onsite OR
- FOR SALE**
- Space Easily Divides
 - Well-Maintained
 - Off-Street Parking
 - MLS# VAWI2003530
 - **Asking \$999,999**

Demographic Summary

	10 mile radius	20 mile radius
Population	97,971	191,841
Projected 5 year growth	0.75	0.68
Median Income	\$83,249	\$79,470
Median Age	39.0	40.3

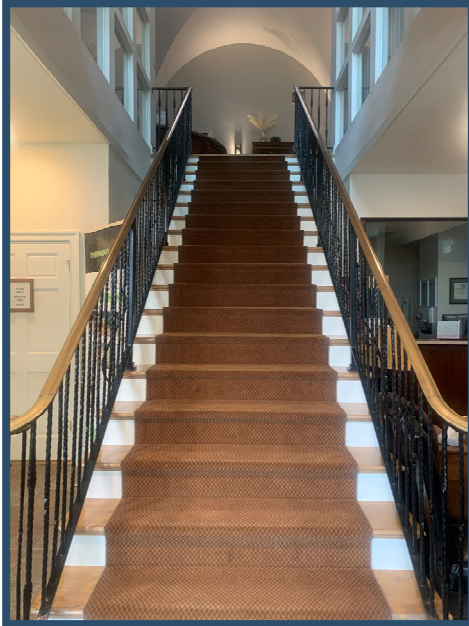
For more information please contact:
OakCrest Commercial Real Estate
 Marie DiLorenzo, **CCIM**
 Marie.DiLorenzo@OakCrestCommercial.com
 Cell | 540.533.7064
 Main | 540.504.0789
 126 North Kent Street Winchester, VA 22601

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.

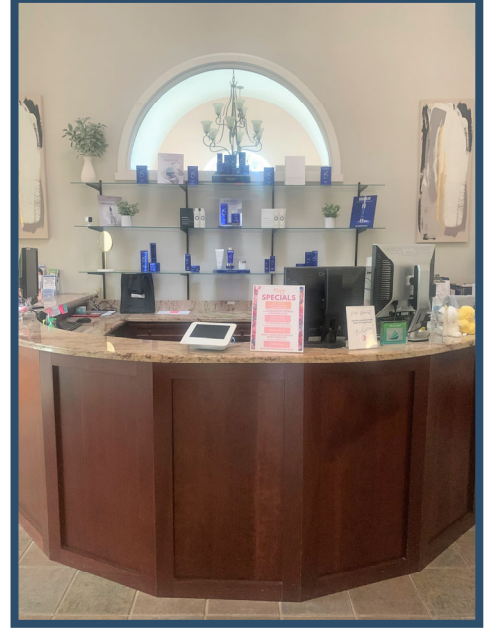
2055 Valley Avenue



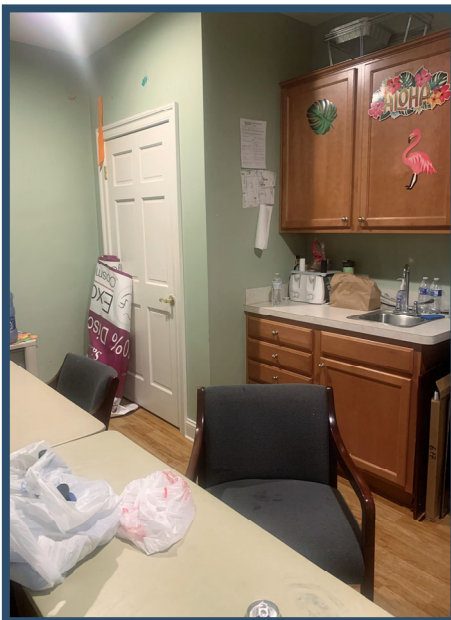
2055 Valley Avenue



2055 Valley Avenue

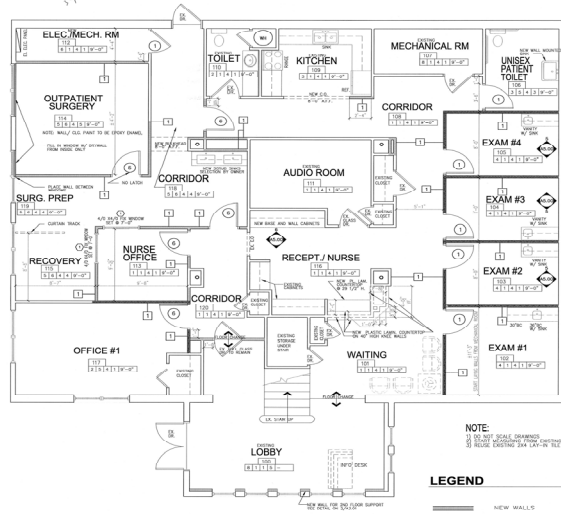


2055 Valley Avenue



2055 Valley Avenue

First Floor



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE - FLOOR

- CONCRETE FLOOR
- CONCRETE POLISH
- LAUREL TO FLOORING (SPRINK)
- CONCRETE POLISH W/ GRIT
- CONCRETE POLISH
- CONCRETE POLISH

BASE

- WOOD ASSET
- CONCRETE BASE
- CONCRETE BASE
- CONCRETE BASE
- CONCRETE BASE
- CONCRETE BASE

WALL

- CONCRETE BLOCK
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)

CEILING

- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING

PROJECT NUMBER: 8014
DRAWN BY: JIC
CHECKED BY: DC

REVISIONS:

1)	
2)	

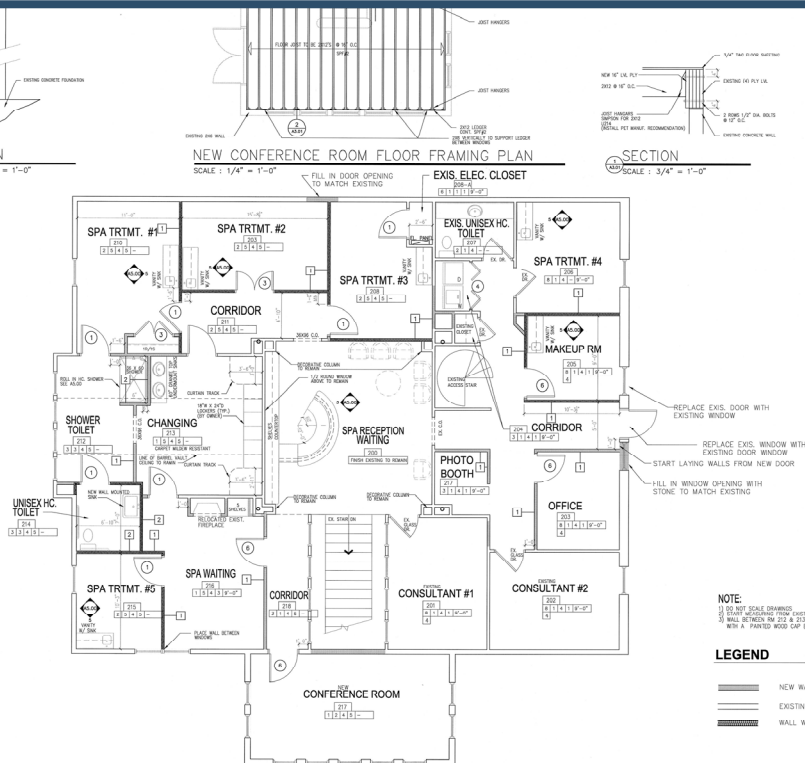
CLIENT INFORMATION:
EXCLUSIVELY FACES COSMETIC SURGERY AND MEDSPA
2055 VALLEY AVE.
WINCHESTER, VA 22601

PROJECT NAME: FIRST FLOOR PLAN
PROJECT NUMBER: 8014
PROJECT ADDRESS: 2055 VALLEY AVE.
TENANT MODIFICATIONS AT 2055 VALLEY AVE

DATE: 2-25-09

A3.00

Second Floor



SECTION
SCALE: 3/4" = 1'-0"

NEW CONFERENCE ROOM FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

SECTION
SCALE: 3/4" = 1'-0"

FLOOR

- CONCRETE CARPET
- CONCRETE
- LAUREL TO FLOORING (SPRINK)
- CONCRETE POLISH W/ GRIT
- CONCRETE POLISH
- CONCRETE POLISH

BASE

- WOOD ASSET
- CONCRETE BASE
- CONCRETE BASE
- CONCRETE BASE
- CONCRETE BASE
- CONCRETE BASE

WALL

- CONCRETE BLOCK
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)
- CONCRETE BLOCK (SPRINK)

CEILING

- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING
- CONCRETE CEILING

PROJECT NUMBER: 8014
DRAWN BY: JIC
CHECKED BY: DC

REVISIONS:

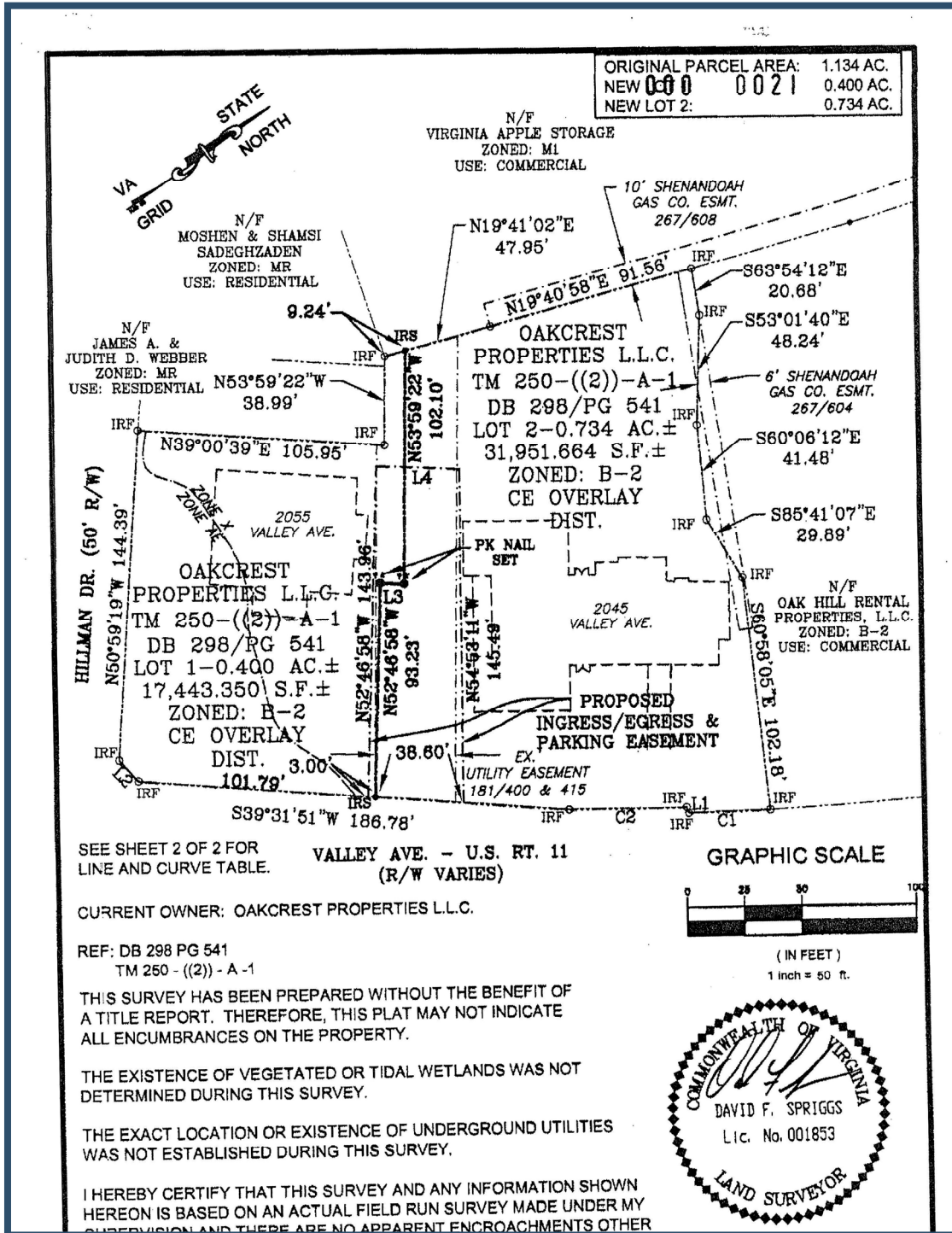
1)	
2)	

CLIENT INFORMATION:
EXCLUSIVELY FACES COSMETIC SURGERY AND MEDSPA
2055 VALLEY AVE.
WINCHESTER, VA 22601

PROJECT NAME: SECOND FLOOR PLAN
PROJECT NUMBER: 8014
PROJECT ADDRESS: 2055 VALLEY AVE.
TENANT MODIFICATIONS AT 2055 VALLEY AVE

DATE: 2-25-09

2055 Valley Avenue



2055 Valley Avenue



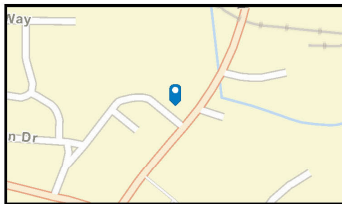
Traffic Count Map - Close Up

2055 Valley Ave, Winchester, Virginia, 22601
 Drive Distance: 10, 15, 20 mile radii

Prepared by Esri
 Latitude: 39.16450
 Longitude: -78.18282



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 10, 2023