

# Retail/Office Space For Sale

## Hanger and Associates



1835 Rosser Avenue  
Waynesboro VA. 22980

\$1,650,000

4,085 Sq. Ft. .71 acre

Zone H-B Highway

Hanger and Associates is pleased to present this 4,085 Sq. ft building on .71 acres located in a fast developing area off I 64 exit 94 Waynesboro VA. The property is currently divided into 3 sections with approximately 1,200 square feet per section.

2 Sections are leased creating an opportunity for an owner investor, or the property is well suited for a different use to maximize the potential of the tremendous location.

The property adjoins and is adjacent to: Walmart, Verizon, Atlantic Union Bank, and Sonic.

With high visibility and excellent road frontage, this is an ideal location for a variety of businesses.

Listing Presented by:

Chad Hanger

540 421-2776