



FOR SALE

Fully Leased Multi-Tenant Medical Building

315 10th Street West | Front Royal, VA 22630

Gillian Greenfield, CCIM | O: (877) 667-7071 | C: (540) 974-3927



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FOR SALE

FULLY LEASED MULTI-TENANT MEDICAL BUILDING
315 10th Street W | Front Royal, VA 22630



PROPERTY DESCRIPTION

All brick building in great condition, conveying with three excellent medical tenants! Ideal for investor and/or 1031! A total of over 9K SF on 1.1+ acres, all one level, occupied with established medical tenants. Ample parking, all one level, all ADA, all new windows and additional 1500 SF of dry storage. True pride of ownership with the current owner! GOI is \$8100/month. Reasonable Offers ENCOURAGED!

LOCATION DESCRIPTION

Located in the town of Front Royal, VA, conveniently situated off of Shenandoah Avenue and a block from former Warren Memorial Hospital (now Hill Valley Healthcare Campus). 2 blocks off US Route 522, 2 miles to I-66, less than 10 miles to I-81. Commuting distance from the Washington DC Metro area.

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OFFERING SUMMARY

Sale Price:	\$1,499,000
Number of Units:	3
Lot Size:	1.1 Acres
Building Size:	9,217 SF
Zoning:	R-3
Parking Spaces:	45
Year Built:	1978
Year Renovated:	2015

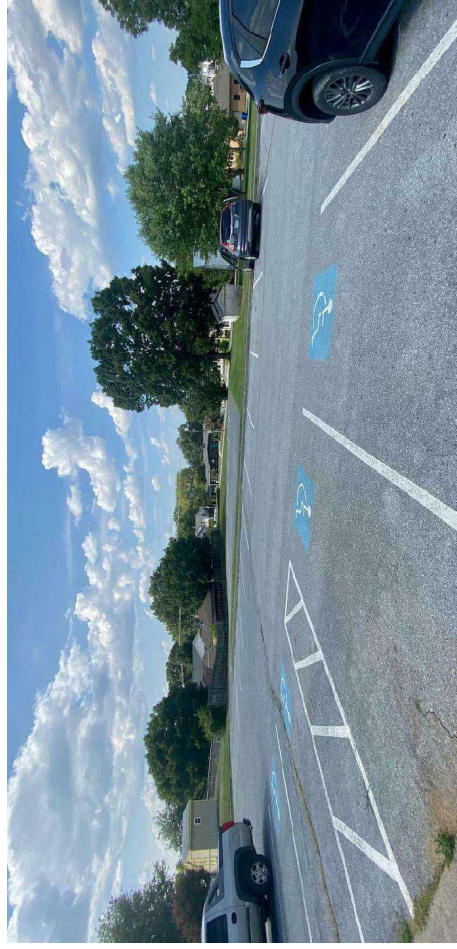


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PHOTO TOUR

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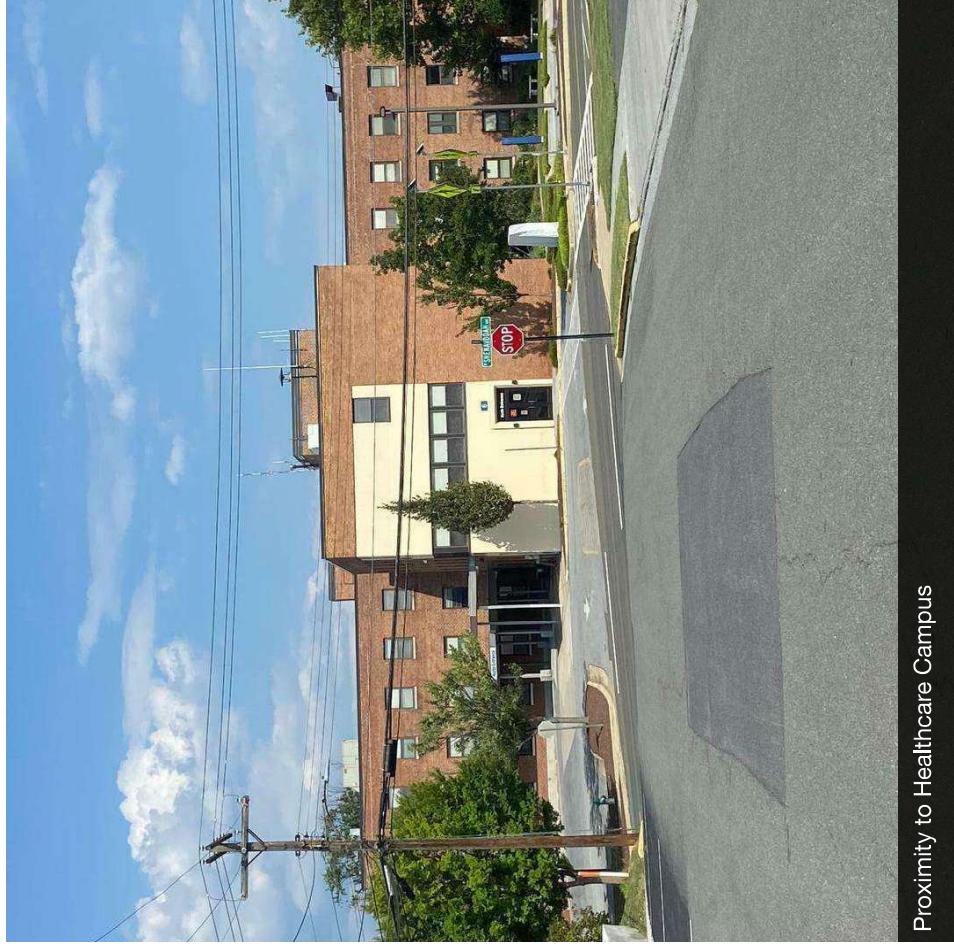
SITE VIEWS

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Aerial View

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Proximity to Healthcare Campus

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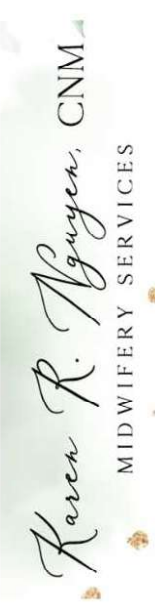


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RENT ROLL

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Tenant	Use	SF	Term	Current Rent	NNN	Additional	Renewal Options	Annual Increase
Paul Jansen Spero	General Practice	2735	3. 8. 22-3. 7. 25	\$2,652.25	N/A	utilities	1x 3-year	3%
Health Providence	Addiction Treatment	2070	1.1.22-12.31.24	\$2,470.57	N/A	utilities	1x 3-year	3%
Midwifery	Midwife Services	2912	11.1.24-10.30.27	\$2,426.67	\$546.00	utilities	1x 3-year	3%
	(basement)	7717		\$7,549.49	\$546.00			
	Total SF	1500						
		9217						\$8,095.49 GOI



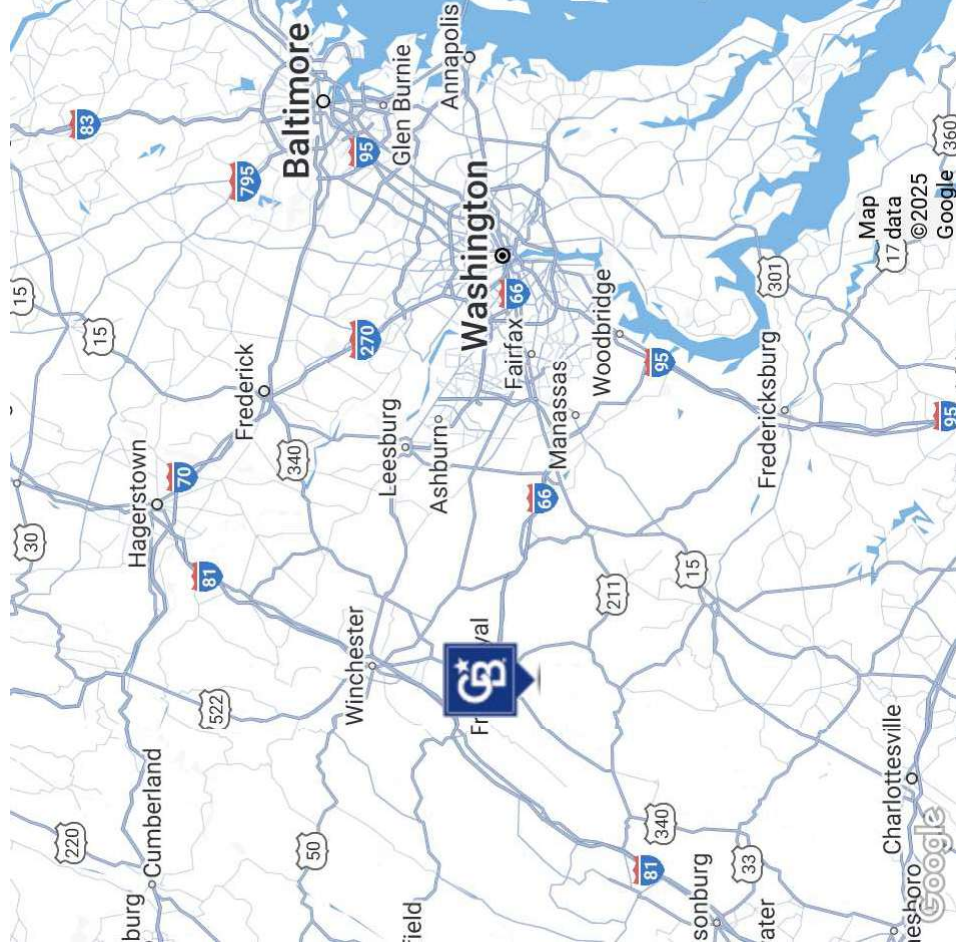
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LOCATION

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AREA OVERVIEW

Front Royal/Warren County is the northern gateway to Virginia's Shenandoah Valley, with a rich history, a vibrant economy, and a national park in its backyard. Virginia consistently ranks among the most business-friendly states in the nation, and this county offers the perfect mix of business advantages, geographic location, and quality of life attributes to help your business thrive!

Warren County boasts an unbeatable setting at the crossroads of I-66 and I-81. As a major transportation hub, it has the Virginia Inland Port, direct rail access to the Port of Virginia, and half the U.S. population within an eight-hour drive. Situated just 70 miles from Washington, D.C., this area offers more affordable land, lower taxes, and less congestion than other cities in the metro region. And this is not just a great place to live and work, it is an exciting place to visit. With an abundance of stunning scenery, outdoor activities, beloved annual events, and wonderful places to dine and stay overnight, Warren County is a popular tourist destination which further boosts its economy.

Virginia also provides a highly skilled workforce, ranking among the best in the country for education and job readiness. Local universities and community colleges collaborate with businesses to ensure employees have the skills needed for success.

Key industries such as manufacturing, logistics, and distribution have already found success here. Major companies take advantage of Warren County's infrastructure, lower operational costs, and supportive pro-commerce environment. Some businesses may benefit from attractive financial incentives, including enterprise and technology zones, tax breaks, and customized financing options through the Warren County Economic Development Authority.

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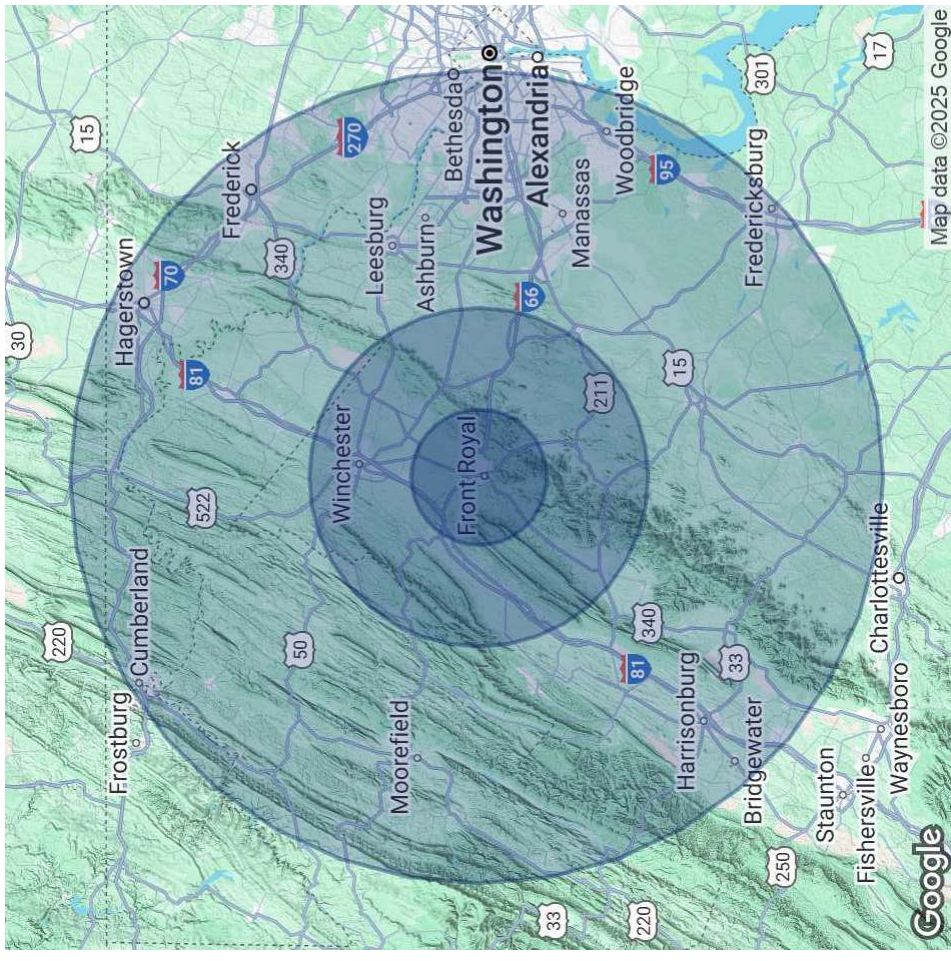
DEMOGRAPHICS

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POPULATION	10 MILES	25 MILES	60 MILES
Total Population	65,339	272,160	2,847,667
Average Age	42	42	40
Average Age (Male)	41	41	39
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME	10 MILES	25 MILES	60 MILES
Total Households	25,018	105,559	1,002,910
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$113,502	\$116,996	\$163,213
Average House Value	\$400,926	\$446,178	\$586,348

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Licensed in Virginia, West Virginia, and Maryland, Gillian offers over 18 years of industry knowledge with a core focus in commercial real estate. Prior to starting The Greenfield Companies and then aligning her firm with Coldwell Banker Commercial Premier, Gillian was the founding broker of Oakcrest Commercial and earned her CCIM certification in 2009, only held by 6% of the commercial real estate professionals in the United States.

Gillian specializes in landlord/tenant rep for industrial, retail and office leasing, commercial and multifamily land development, portfolio disposition, and triple-net income property acquisition. Her depth of industry knowledge, data-driven analytics, and focus on client relationships has established her as a local industry leader with a respected reputation for being a dynamic, fast-paced real estate professional.

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