

OFFERING MEMORANDUM

15394 Kings Hwy, Montross, VA 22520

Former Cancer Center Medical Building

LISTED BY



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TABLE OF CONTENTS

3	EXECUTIVE SUMMARY
4-7	GALLERY
8	AERIAL PROPERTY EXHIBIT
9	CONTACT

EXECUTIVE SUMMARY

Presenting an exceptional commercial real estate opportunity, 15394 Kings Hwy in Montross, VA, is a remarkable freestanding medical office building that is sure to captivate healthcare professionals and astute investors alike. Built in 2005 and meticulously maintained, this property stands in great condition, ready to accommodate a range of medical practices or healthcare-related ventures.

Spanning an impressive 8,000 square feet, this spacious facility is situated on a sprawling 5.83-acre lot, offering ample room for parking, expansion, or additional amenities.

Previously a Regional Cancer Center, this medical office building is purposefully designed to meet the specific needs of a healthcare facility. The layout and infrastructure have been thoughtfully crafted to provide efficient patient flow, optimized functionality, and a soothing environment. The flexible interior spaces can be tailored to accommodate various medical specialties, including specialized clinics, medical practices, or outpatient services.

Inside, the property boasts a welcoming reception area that sets the tone for a comfortable patient experience. The waiting area is designed to offer a calm and relaxing ambiance, ensuring patients feel at ease from the moment they step through the door. The office spaces are well-appointed, providing healthcare professionals with an optimal environment to deliver high-quality care to their patients.

The property's exterior showcases a modern and professional aesthetic. Ample parking spaces surround the building, ensuring convenience for patients and staff. The expansive grounds present an opportunity for potential expansion, enabling the addition of new facilities or amenities to support the growth of your medical practice.

Located in Montross, VA, this property enjoys a strategic position within a vibrant community. Montross is renowned for its tranquil charm, making it an ideal setting for a medical office. The area boasts a growing population and a strong demand for healthcare services, offering a favorable environment for healthcare professionals looking to establish or expand their practices.

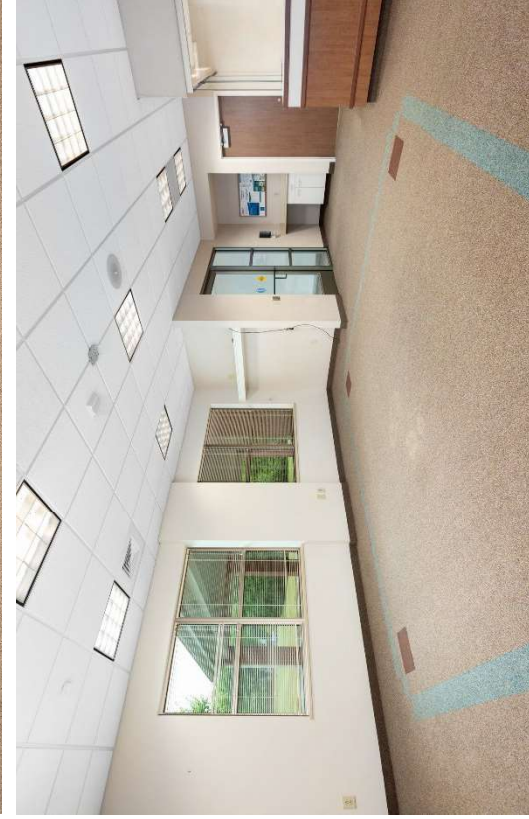
Beyond its prime location, Montross offers a range of amenities and attractions that enrich the lives of its residents and draw visitors from near and far. The town's friendly atmosphere, coupled with its proximity to natural beauty, including the Potomac River, creates an appealing backdrop for patients seeking top-notch medical care.

For healthcare professionals and investors seeking a medical office building, 15394 Kings Hwy presents an exceptional opportunity. Its prime location, impressive size, and impeccable condition make it an enticing prospect for those looking to enter or expand in the healthcare industry.

BUILDING SIZE:	LAND ACREAGE:	ZONING:	YEAR BUILT:	PRICE:
8,000 SF	5.83 AC	B	2005	\$1,600,000



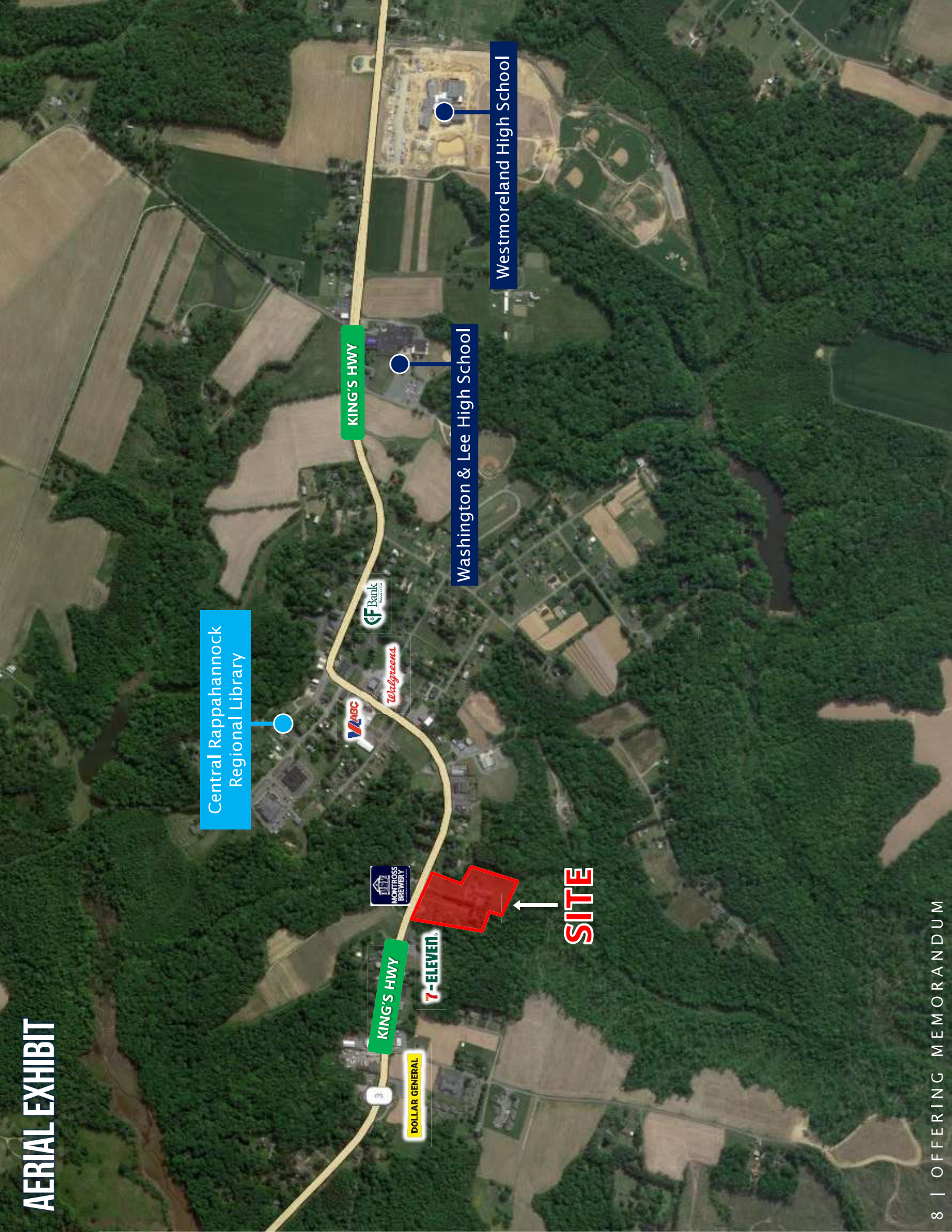








AERIAL EXHIBIT



Central Rappahannock
Regional Library

KING'S HWY

Washington & Lee High School

Westmoreland High School

KING'S HWY

DOLLAR GENERAL

7-ELEVEN

MENTROSS
BREWERY

AEC

Walgreens

CF Bank



SITE

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