

# FOR SALE

## FULLY LEASED MEDICAL OFFICE BUILDING

315 10th Street West | Front Royal, VA 22630



### OFFERING SUMMARY

Sale Price:	\$1,499,000
Building Size:	9,217 SF
Available SF:	15,000 SF
Lot Size:	1.1 Acres
Number of Units:	3
Price / SF:	\$162.63
Year Built:	1978
Renovated:	2015
Zoning:	R-3

### PROPERTY OVERVIEW

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 OVERVIEW

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.

#### Gillian Greenfield

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