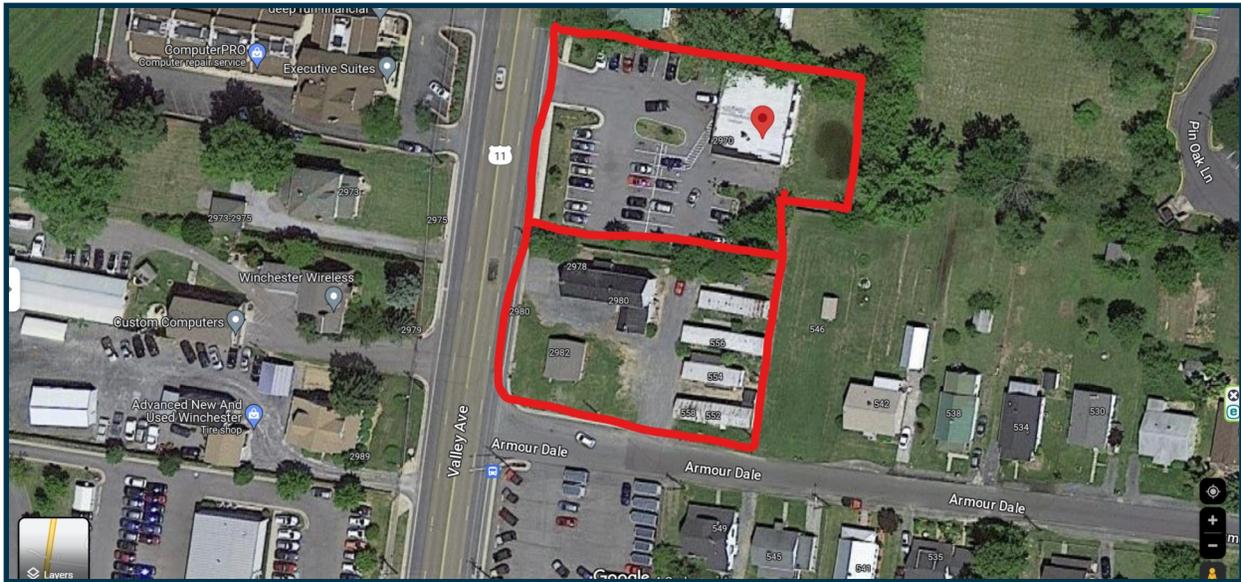


# Investment Properties

2970 & 2978 Valley Avenue / Winchester, VA 22601



## FOR SALE

**1.15 acres located at 2970 and 2978 Valley Avenue featuring a former used car lot that will offer enough area to display for 30-40 cars. There is public water and sewer available. 2978 Valley Avenue features 5 rental units produce gross monthly revenue of approx. \$4,000. the list price for purchase is \$1,250,000 for both properties with 1.15 acres. The used car lot does not have an office building. An office building would have to be built or a mobile office could be utilized or use of the existing buildings could be a solution. MLS #VAWI2004616**

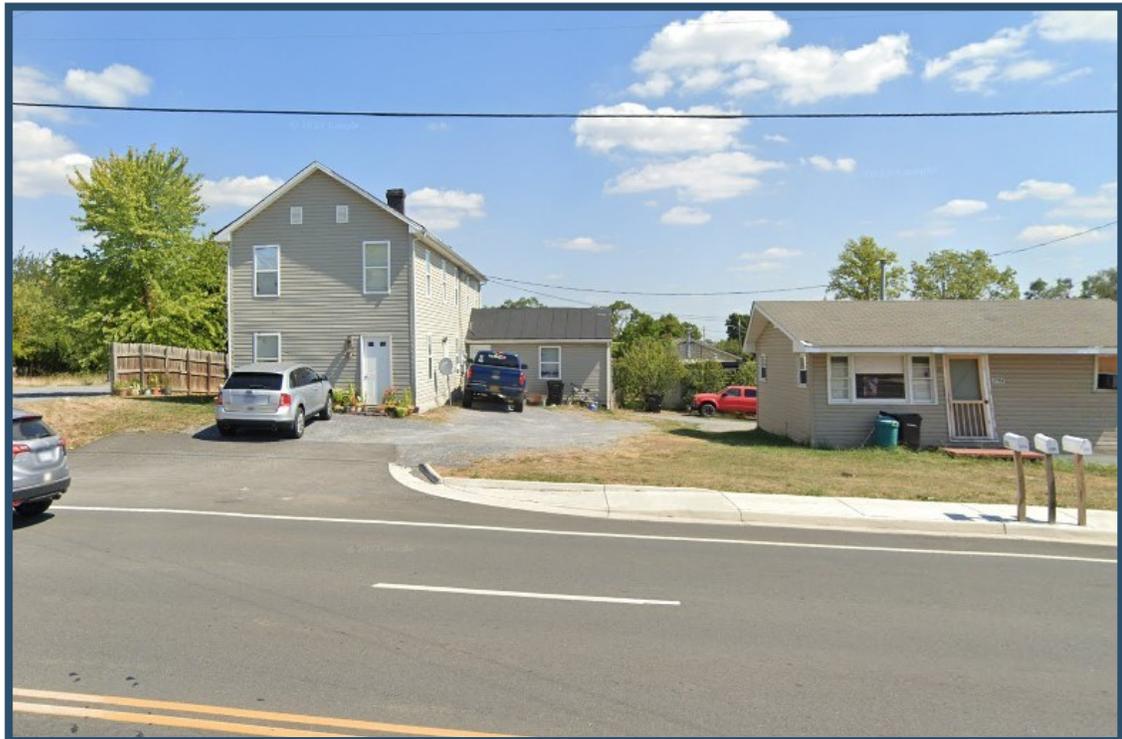
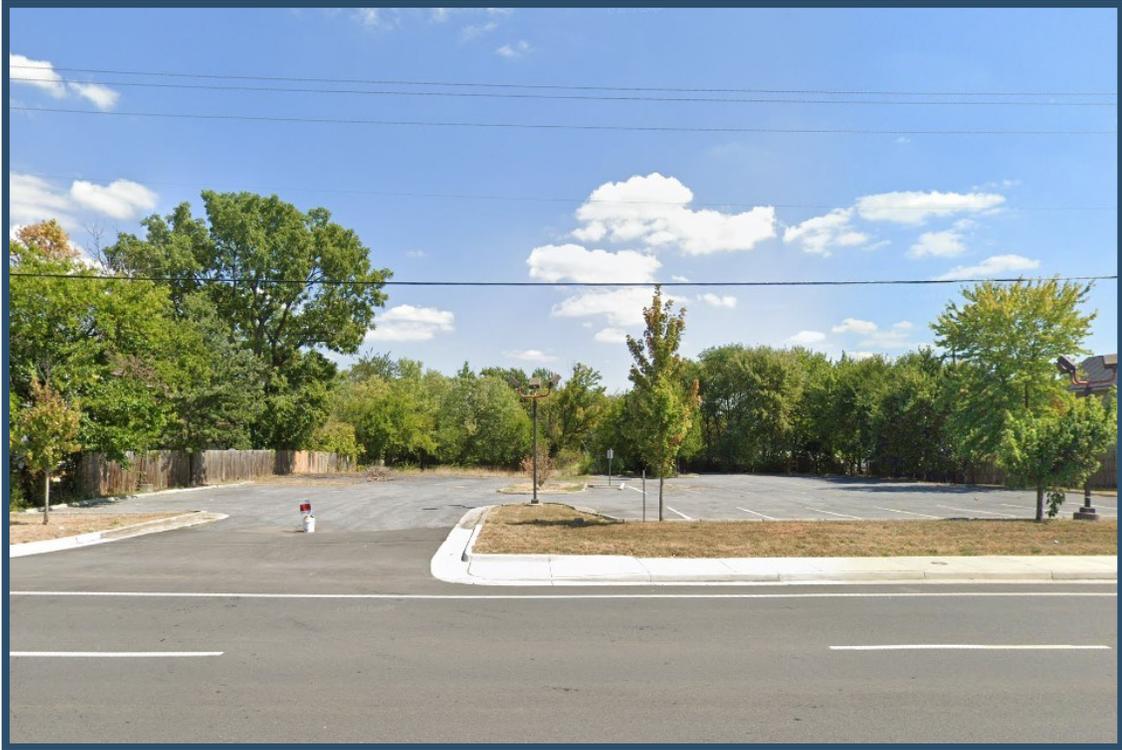
### Demographic Summary

	10 mile radius	20 mile radius
Population	98,429	189,114
Projected 5 year growth	1.19	1.03
Median Income	\$79,412	\$77,948
Median Age	39.0	40.5

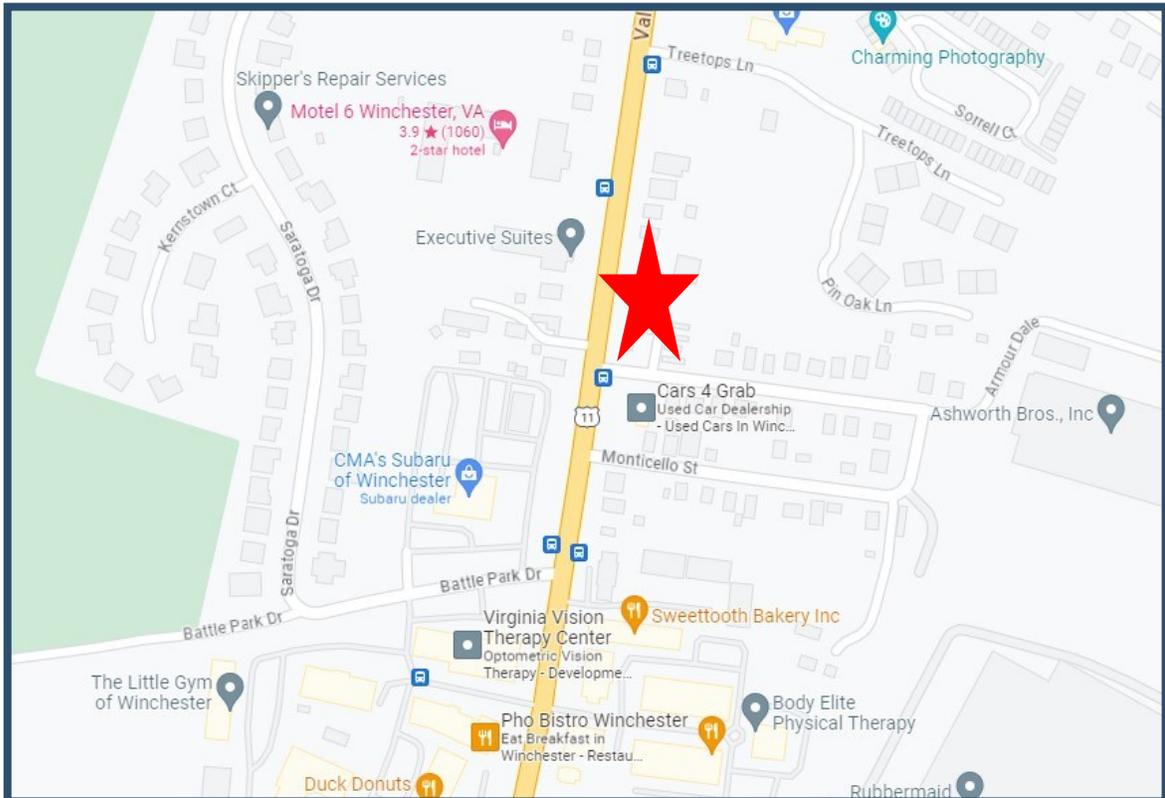
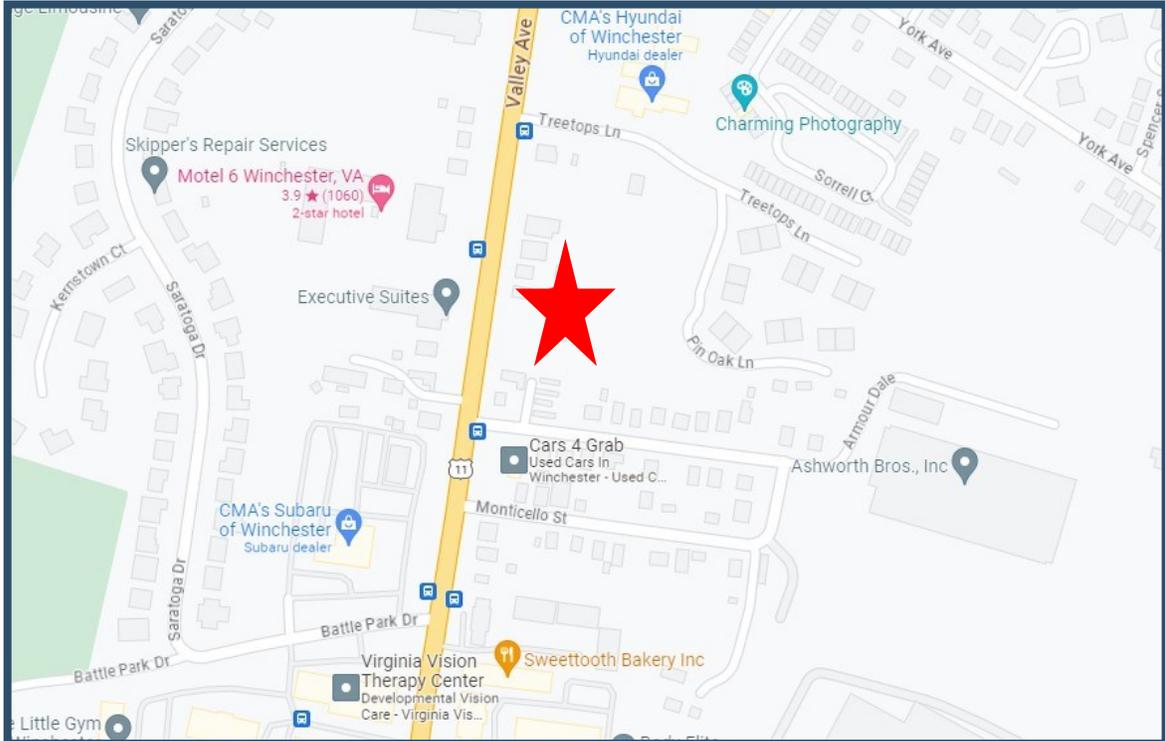
For more information please contact:  
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 Paige Manuel  
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 Cell | 540.247.4974  
 Main | 540.504.0786  
 126 North Kent Street Winchester, VA 22601

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.

## 2970 & 2978 Valley Avenue



# 160 Exeter Drive



# 2970 & 2978 Valley Avenue

