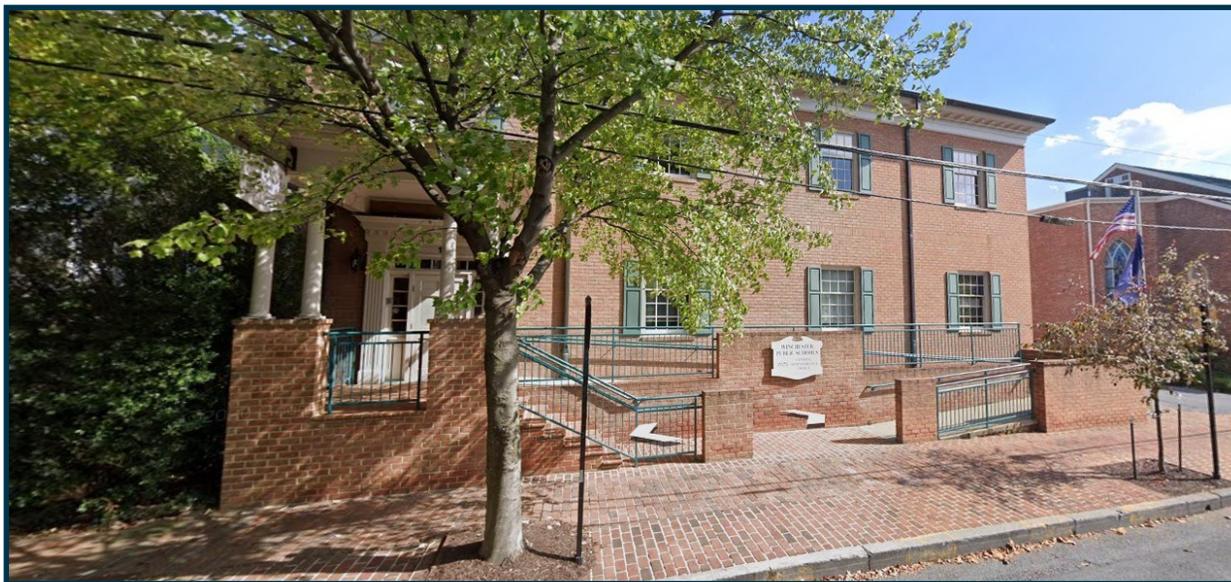


Professional Office Space

12 N. Washington Street / Winchester, VA 22601



FOR SALE

Professional Office Space For Sale. This building was the former Winchester City Schools Administrative Building. There are two floors plus a basement. There are 5,670 SF on each of two floors. Located only blocks from the Loudoun Street Walking Mall. Basement office space available. Presently the building is fully leased. There are 16 on-street parking spaces.

Asking \$1,975,000

Demographic Summary

| | 10 mile radius | 20 mile radius |
|-------------------------|----------------|----------------|
| Population | 99,428 | 198,412 |
| Projected 5 year growth | 0.74 | 0.82 |
| Median Income | \$83,654 | \$80,717 |
| Median Age | 39.2 | 40.3 |

For more information please contact:
OakCrest Commercial Real Estate

Paige Manuel

Paige.manuel@OakCrestCommercial.com

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.

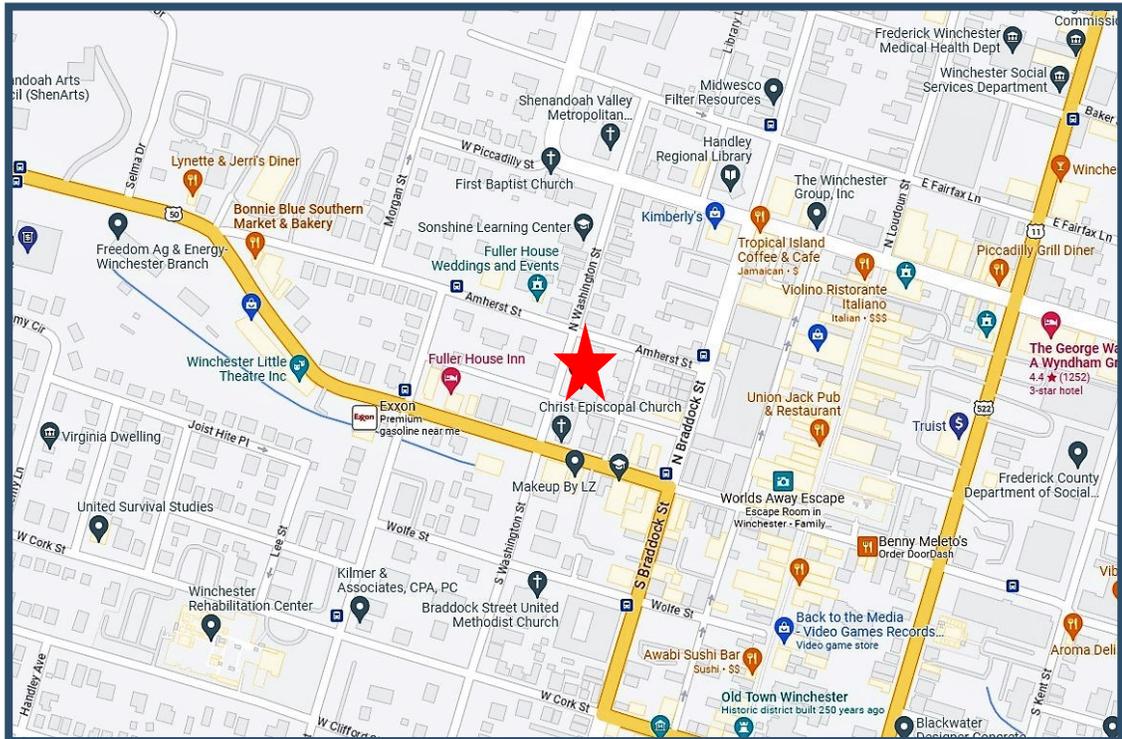
12 N. Washington St.



12 N. Washington St.



12 N. Washington St.



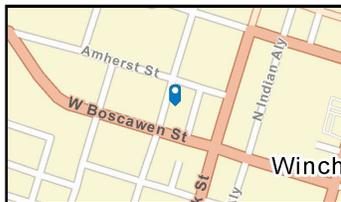
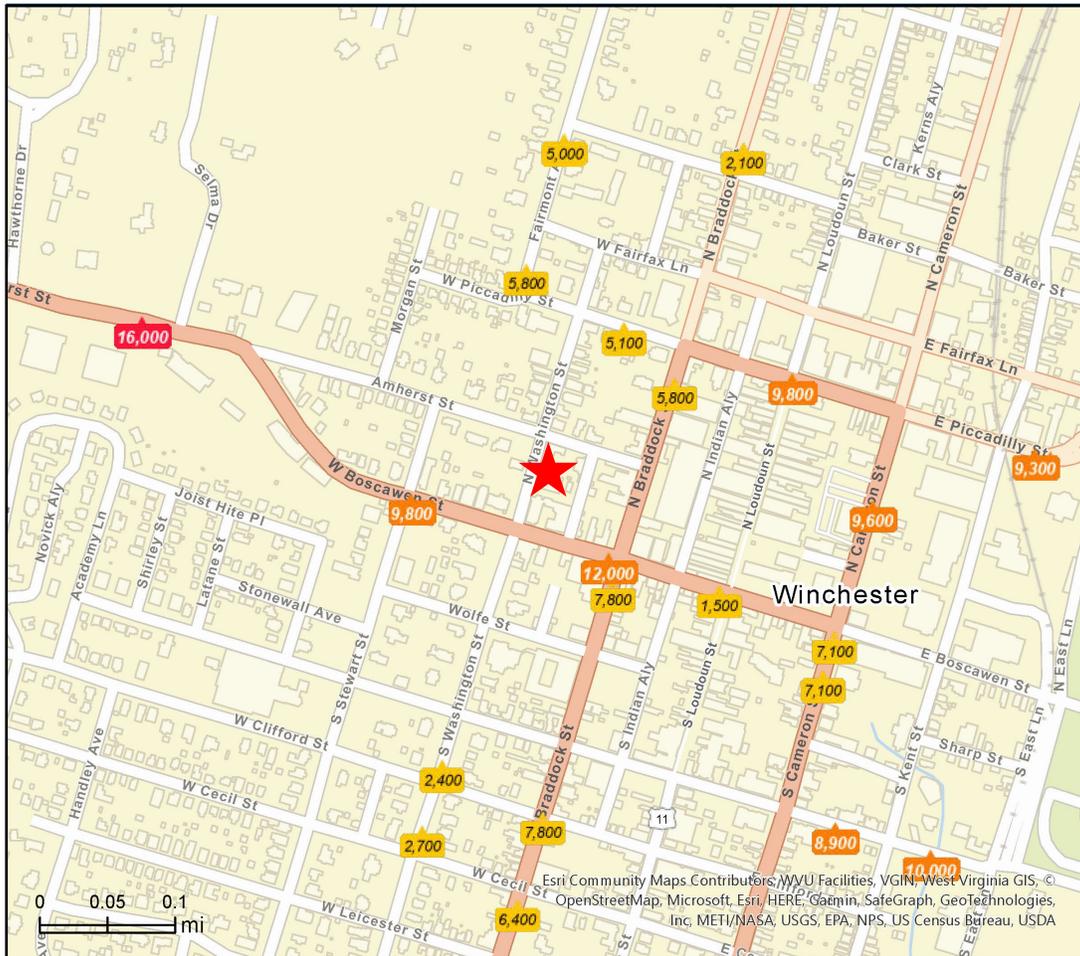
12 N. Washington St.



Traffic Count Map - Close Up

12 N Washington St, Winchester, Virginia, 22601
Drive Distance: 10, 15, 20 mile radii

Prepared by Esri
Latitude: 39.18523
Longitude: -78.16815



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

April 28, 2023