

Class A Office Condominium Investment

113 Founders Way / Strasburg, VA 22657



FOR SALE

Class A office condominium investment totaling 4,200 SF across three units on ±0.621 acres in Strasburg, VA. Fully leased to Edward Jones (anchor), Admiral Security Services, and Horizon Goodwill with staggered expirations through 2028. Public utilities, strong NOI of \$53,220.48, and prime visibility with 12,782 ADT. May be purchased together or separately.

Asking \$828,000 for all three; Unit #1—\$378,000; Unit #2—\$234,000; Unit #3—\$216,000

Demographic Summary

	10 mile radius	20 mile radius
Population	22,583	161,771
Projected 5 year growth	0.92	0.59
Median Income	\$75,366	\$79,166
Median Age	41.3	40.6

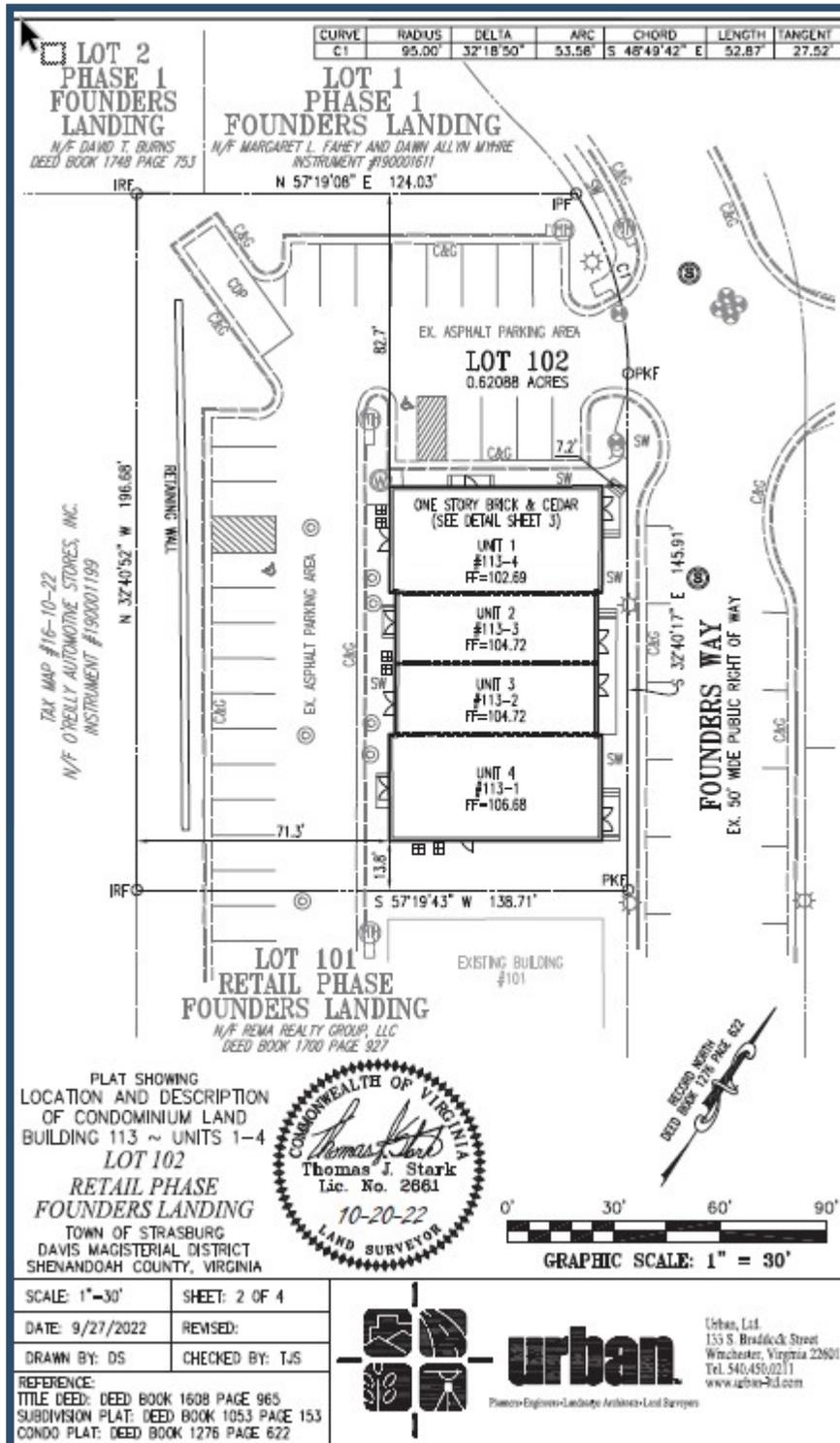
For more information please contact:
OakCrest Commercial Real Estate
 Brett Haynes, **CCIM**
 Brett.Haynes@OakCrestCommercial.com
 Cell | 540.247.1756
 Main | 540.504.0791
 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

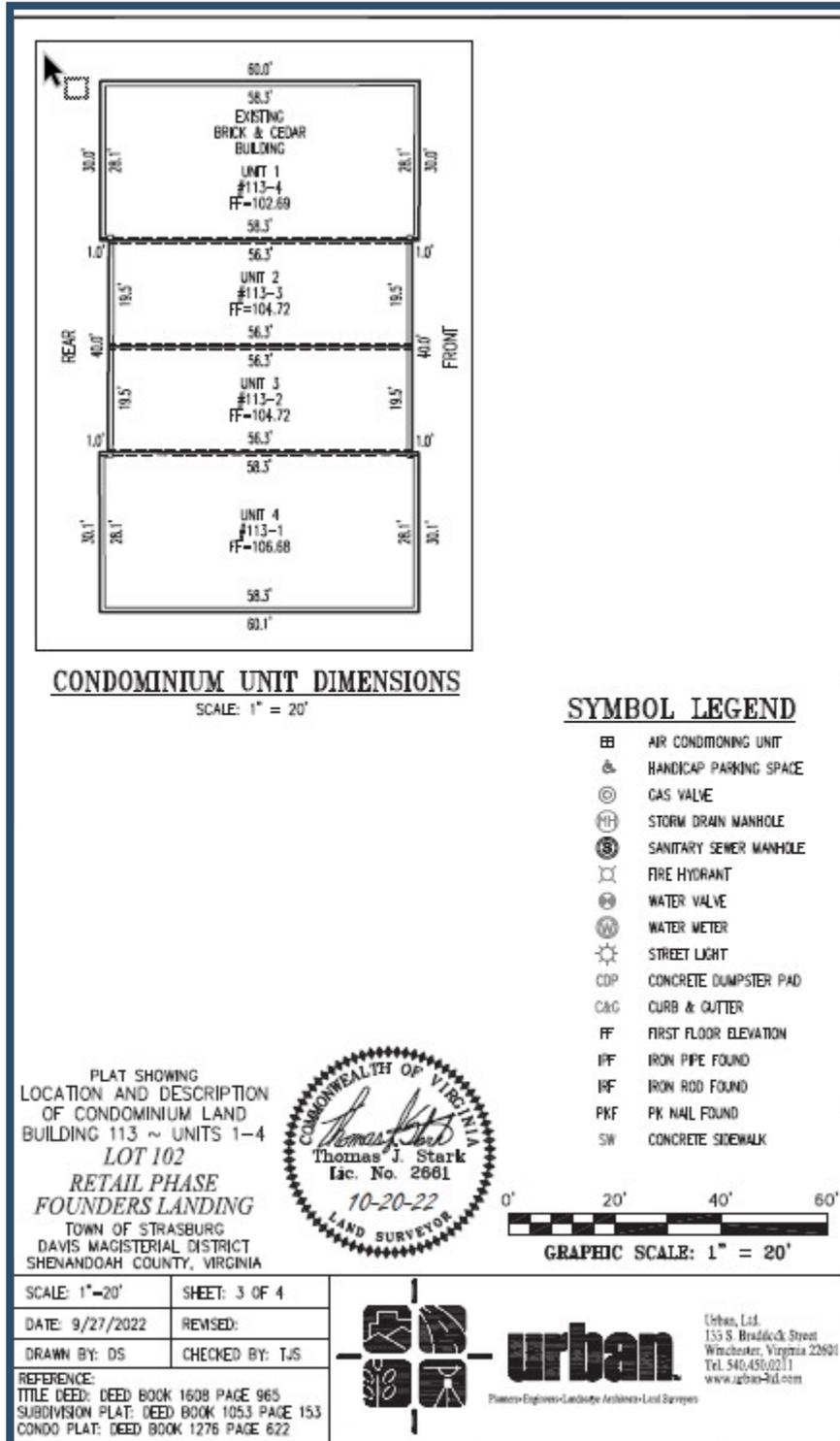
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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