

OFFICE CONDO AVAILABLE IN MYERS CORNER OFFICE COMPLEX  
16 Gosnell Crossing , Staunton, VA 24401



OFFERING SUMMARY

|                |                                                          |
|----------------|----------------------------------------------------------|
| Sale Price:    | \$824,900                                                |
| Lease Rate:    | \$15.00 SF/yr NNN<br>Plus NNN Fees                       |
| Building Size: | 4,040 SF                                                 |
| Zoning:        | GB                                                       |
| Utilities:     | Public Water<br>Public Sewer                             |
| Parking:       | Private   Paved<br>Handicap Accessible                   |
| MLS#:          | Sale - #667308<br>Suite A - #660844<br>Suite B - #662591 |

PROPERTY OVERVIEW

This location offers a total of 4,040 SF of highly visible, flexible space that can serve retail, medical, or office users. The building features ±2,000 SF of open showroom/retail area with an easily accessible drive thru, ±2,000 SF of office or backroom space, and can be divided into two units with separate entrances. Located in the established Myers Corner development near Route 250 just minutes from I-81 and downtown Staunton with 14,800 AADT, the property benefits from strong traffic counts, abundant parking, and nearby residential growth.

AVAILABLE SPACES

| SPACE                             | LEASE RATE    | SIZE (SF) |
|-----------------------------------|---------------|-----------|
| A - Possible Retail/Showroom Unit | \$15.00 SF/yr | 1,950 SF  |
| B - Possible Office/Medical Unit  | \$15.00 SF/yr | 2,090 SF  |

For More Information:

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isaac.grant@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## Additional Photos

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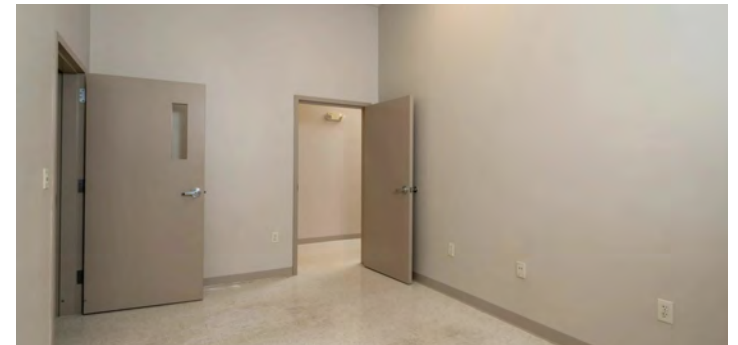
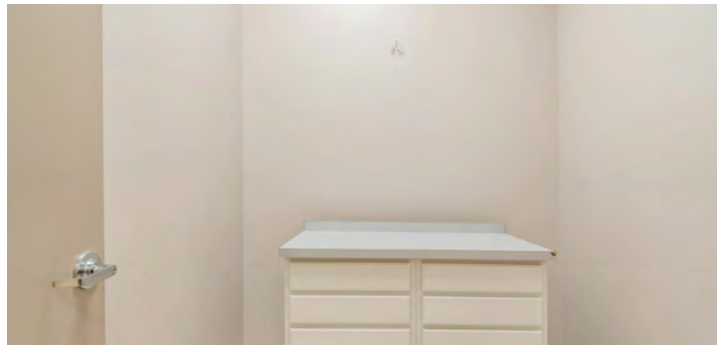
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