

FOR SALE

1700 South Loudoun Street, Winchester, VA 22601



AVAILABLE: 2,880 square foot, single story building on .75 acres

ZONING: Very flexible CM-1 Zoning: office, retail and industrial uses permitted

LOCATION: Convenient location, a short distance from Old Town Winchester, Jubal Early Drive, Apple Blossom Mall, and Interstate 81

HIGHLIGHTS:

- Attractive brick building on prominent corner site
- Excellent visibility on spacious corner
- Large bidirectional, brick-column lawn monument sign
- Covered drive-thru and drive-thru window in place
- High traffic count on South Loudoun Street

Contact:

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Aerial View



Drive-through



Entrance

Property Features:

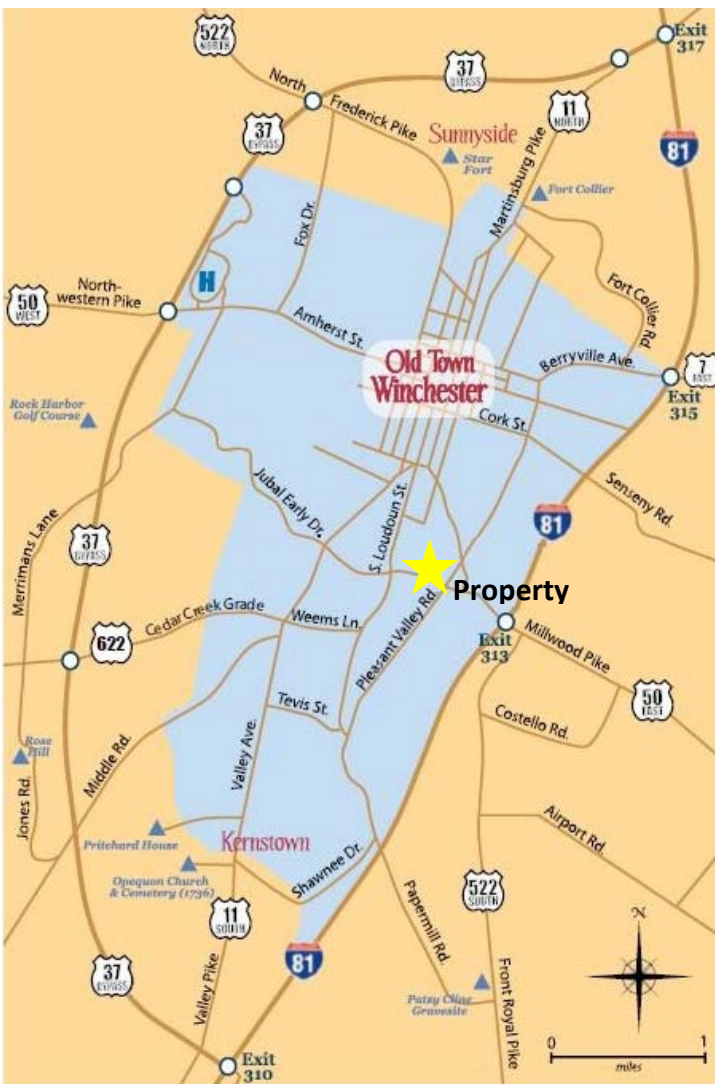
- Sale price: \$550,000
- Attractive brick building built in 1995
- Colonial architecture with pitched roofs
- 23 on-site parking spaces
- Second exterior entrance on the side of the building
- Video surveillance system in place
- Zoned CM-1 (Commercial Industrial District)
- ATM facility in place

Interior Features:

- 10-foot ceilings
- Large coffered ceiling in main lobby
- Kitchen/lounge facility with appliances
- Men's and women's restrooms



Winchester



Old Town Winchester is located within the heart of a 45-block National Register Historic District and features a quaint pedestrian walking mall bursting with outdoor cafes, fun shops, specialty retail shops and family-oriented activities throughout the year. The Loudoun Street Pedestrian Mall has earned a listing on the National Register of Historic Places Travel Itinerary as a place that successfully combines history, century old buildings and museums with the vitality of an ideal downtown. Welcoming visitors with warm hospitality for over 250 years, Old Town Winchester hosts over 30 restaurants, 60 shops and numerous historic sites and museums.