

BEAUTIFUL BRICK BUILDING PERFECT FOR SCHOOL OR DAYCARE USE

100 Maple Avenue, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

| | |
|---------------|----------------------------------|
| Available SF: | 3,000 - 8,400 SF |
| Lease Rate: | \$5.50 - \$7.00 SF/yr (Gross) |
| CAM: | \$2.00 SF/Monthly |
| Utilities: | Public Water Public Sewer |
| Zoning: | CB-2 |
| MLS#: | 589179 |



PROPERTY OVERVIEW

This space is perfect for school or daycare use. Incredible opportunity for expanding current services with additional location or growing into a larger facility. Great for charter school, private school, community programs or daycare, BE CREATIVE! Available for fall school start. Potential use of playground across street depending on situation.

For More Information:

Tom Oberholtzer
540.810.6242
tom.oberholtzer@cottonwood.com

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Additional Photos



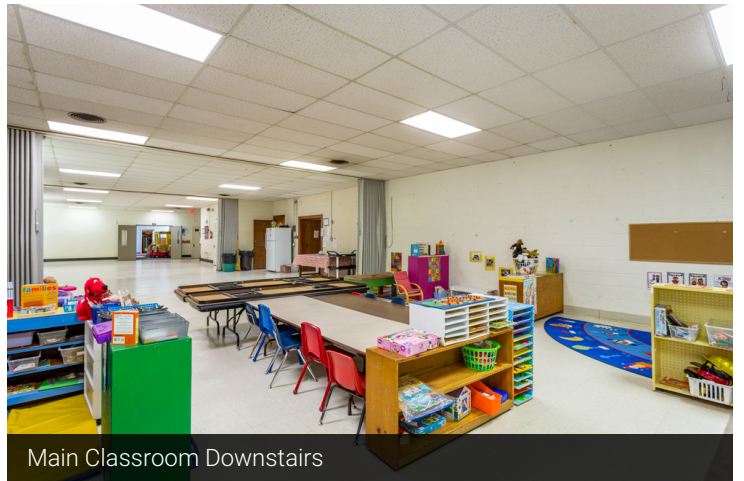
Main School Entrance



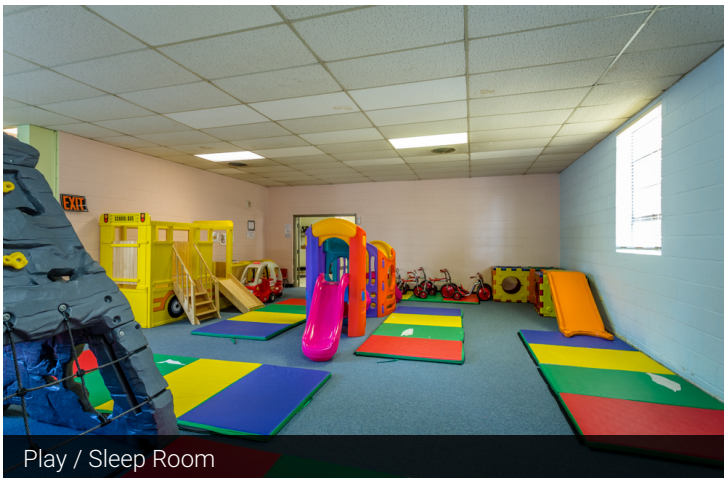
Classroom 8



Classroom 10



Main Classroom Downstairs



Play / Sleep Room



Potential Playground

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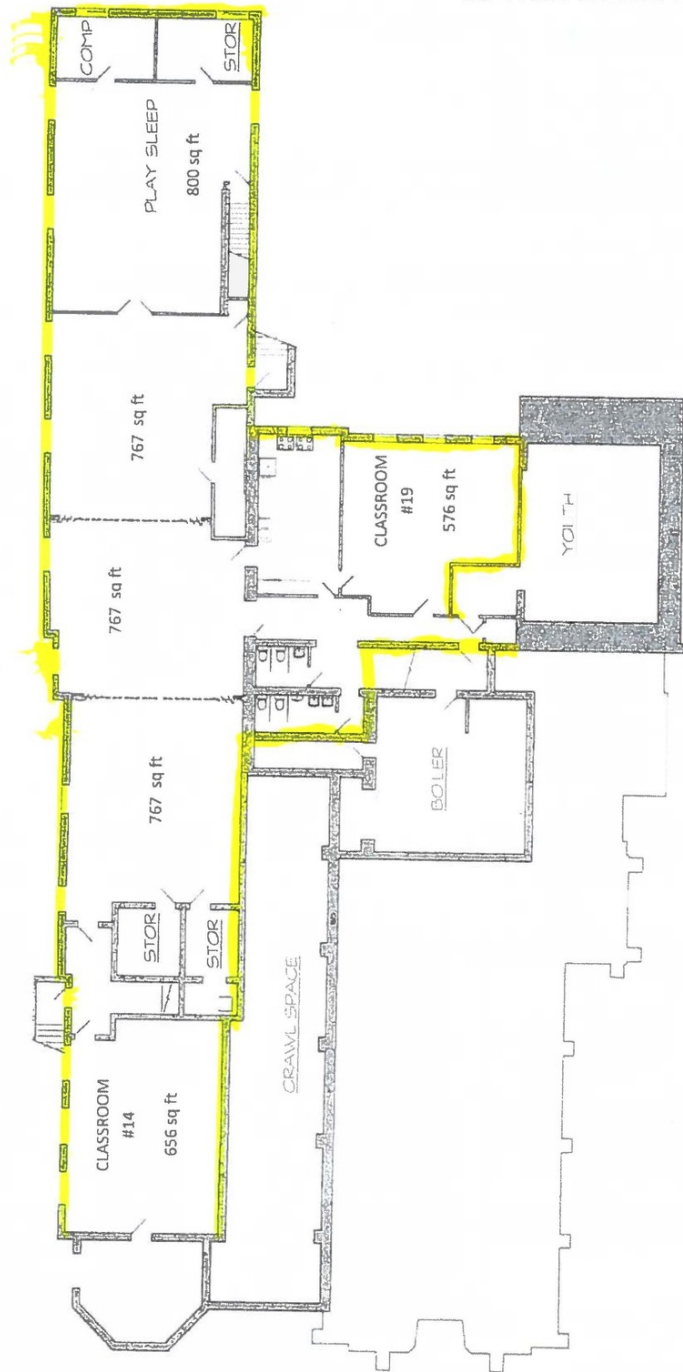
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LOWER LEVEL FLOOR PLAN



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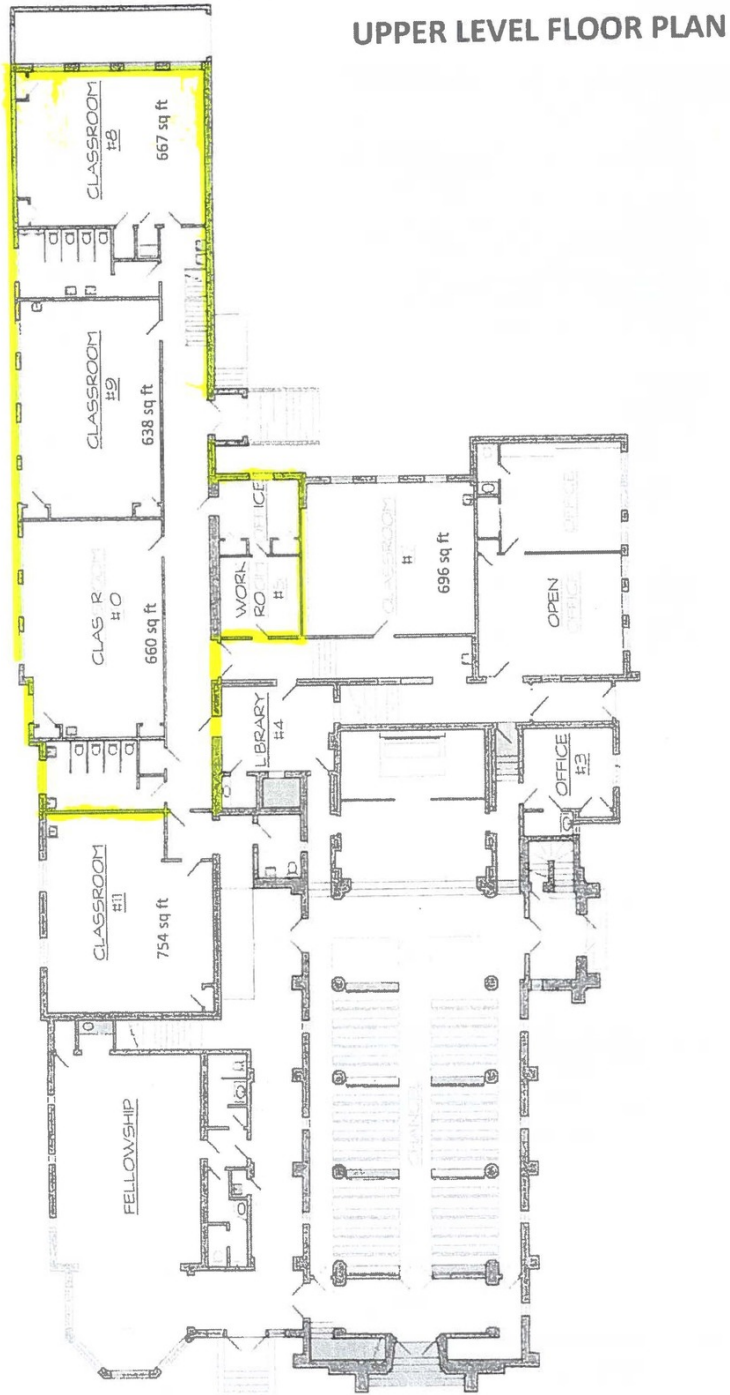
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Location Maps



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