

FULLY LEASED MEDICAL OFFICE BUILDING

3320-3322 Emmaus Road, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.94 Acres
Year Built:	2002
Building Size:	14,188 SF
Zoning:	B1
Utilities:	Public Utilities Available
Occupancy:	Fully Leased



PROPERTY OVERVIEW

Fully leased 14,188 SF medical office building. Currently leased to single medical tenant with two years remaining on lease. Tenant pays \$6.00/sq ft/year with a yearly income of \$85,128. Tenant occupies 2 units, entire first floor consisting of 7,094 SF and finished basement consisting of 7,094 SF. Property has six half bathrooms, carpet/vinyl floors, electric heat pump heat, shingled roof, county water & sewer.

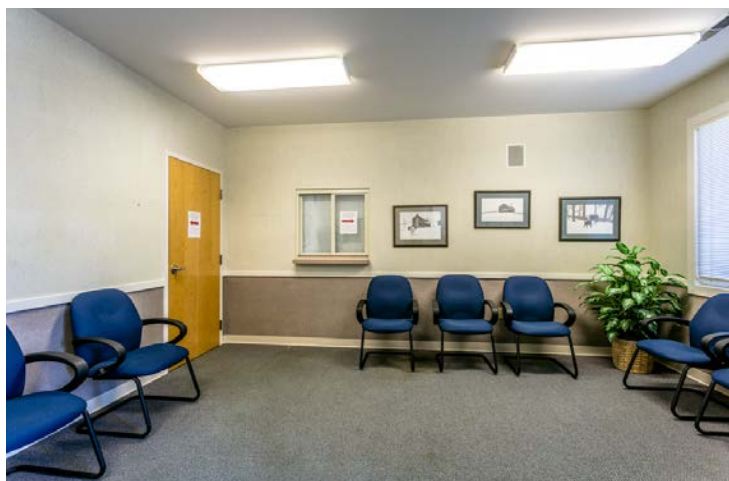
For More Information:

Jason Song	Keith May
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Additional Photos



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Location Maps



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DRAWN: J.R. DS
CHECKED:
DATE: 03-05-02
SCALE: AS NOTED
JOB NO.: EMMAUS
SHEET
4
OF 5 SHEETS

