

# OFFICE BUILDING FOR SALE OR LEASE

3340 Emmaus Road, Harrisonburg, VA 22801

Sales Price: \$1,100,000 - Two Units For Lease: \$12.00 PSF/Year



## OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: 0.94 Acres

Building Size: 7,504 SF First Floor  
7,504 SF Unfinished

Zoning: B1

Utilities: Public Utilities

## PROPERTY OVERVIEW

Commercial building with 7,504 SF on first floor separated into three office spaces. The three office spaces are currently divided into 4,349 SF, 2,035 SF (currently leased), and 1,120 SF. Current dental tenant pays \$8.55/sq ft/year for a yearly income of \$34,800. Two available office spaces available most recently served as eye care, with an ophthalmologist in larger space (4,349 SF) and an optical company in the smaller space (1,120 SF). Property consists of 5 half bathrooms, carpet/vinyl floors, electric heat pump heating, shingled roof, and county water & sewer. Property also has 7,504 SF unfinished basement space that could be finished for expansion.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
3342 Emmaus Road	\$12.00 SF/yr	1,120 SF
3344 Emmaus Road	\$12.00 SF/yr	4,349 SF

For More Information:

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## Additional Photos



Private Paved Parking



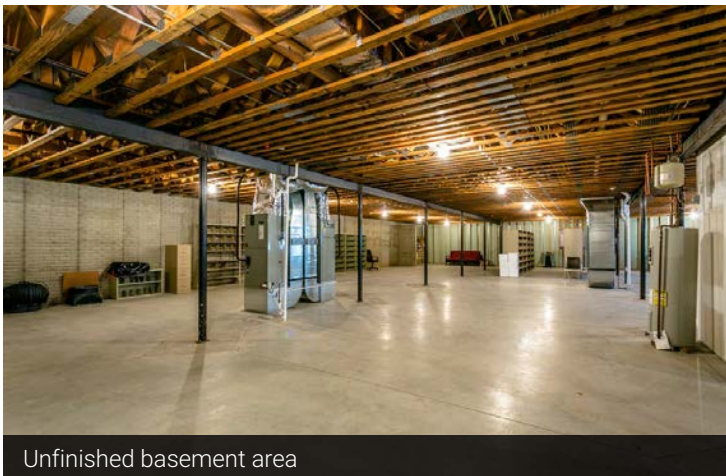
Basement Level



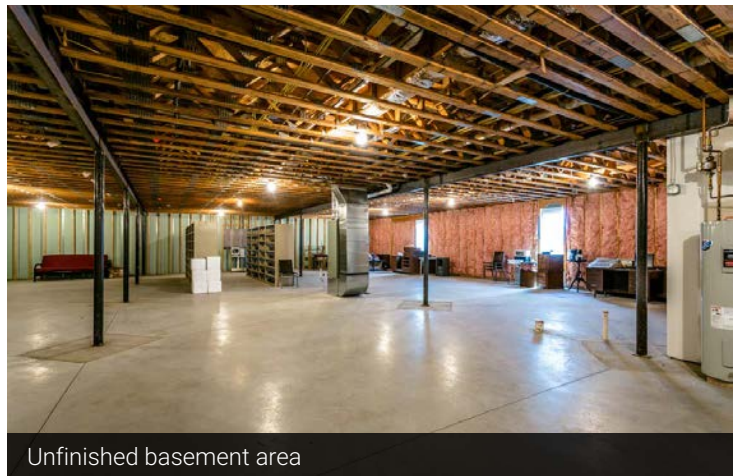
Entrance



Signage



Unfinished basement area



Unfinished basement area

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**3340 Emmaus Road (Currently Leased) & 3342 Emmaus Road (Available For Lease)**



3340 Emmaus Rd - Currently leased to dentist office



3340 Emmaus Rd - Interior



3342 Emmaus Rd Available For Lease - 1,120 SF



3342 Emmaus Rd - Receptionist & Waiting Area



3342 Emmaus Rd - Interior



3342 Emmaus Rd - Interior

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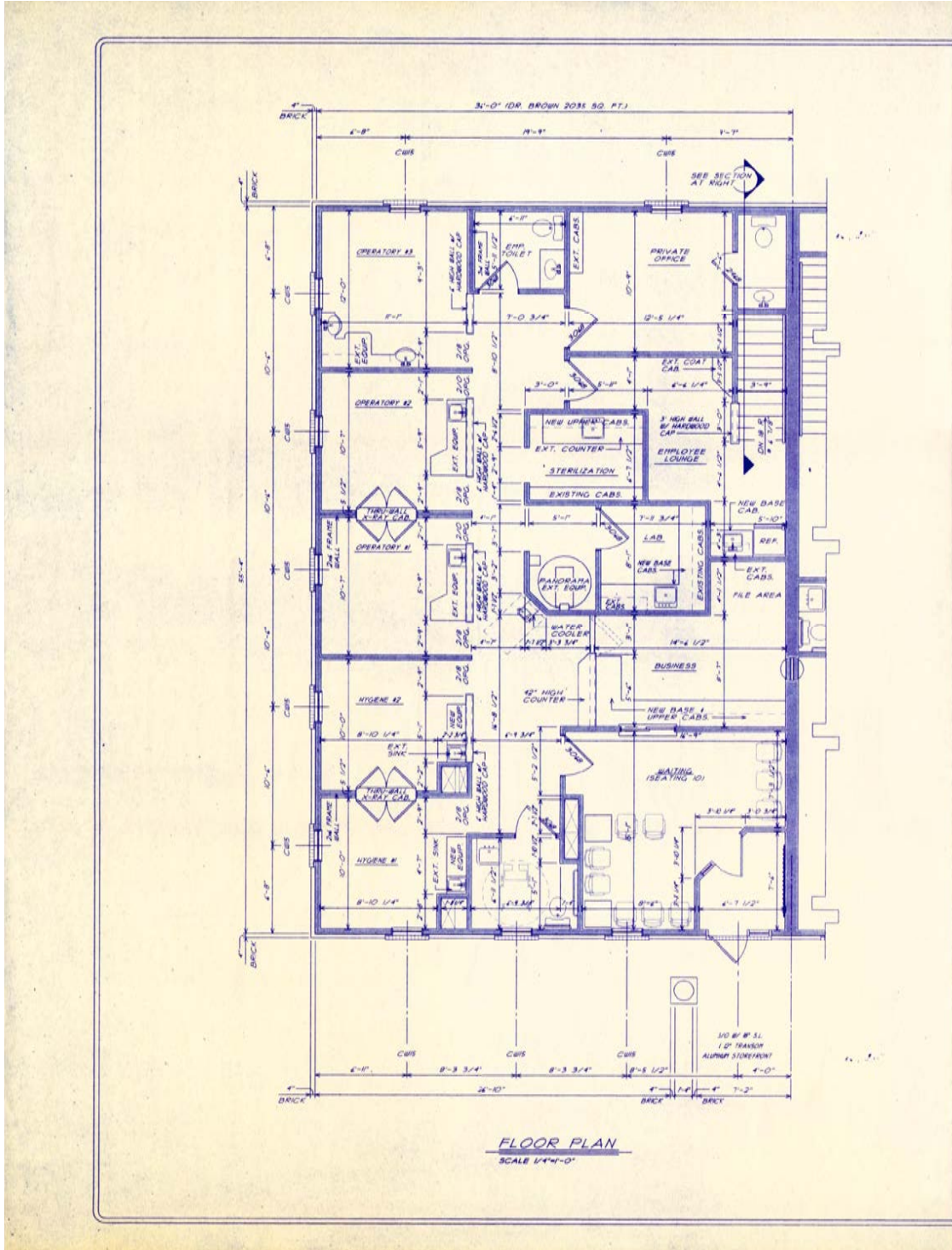
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## 3340 Emmaus Road Floor Plan



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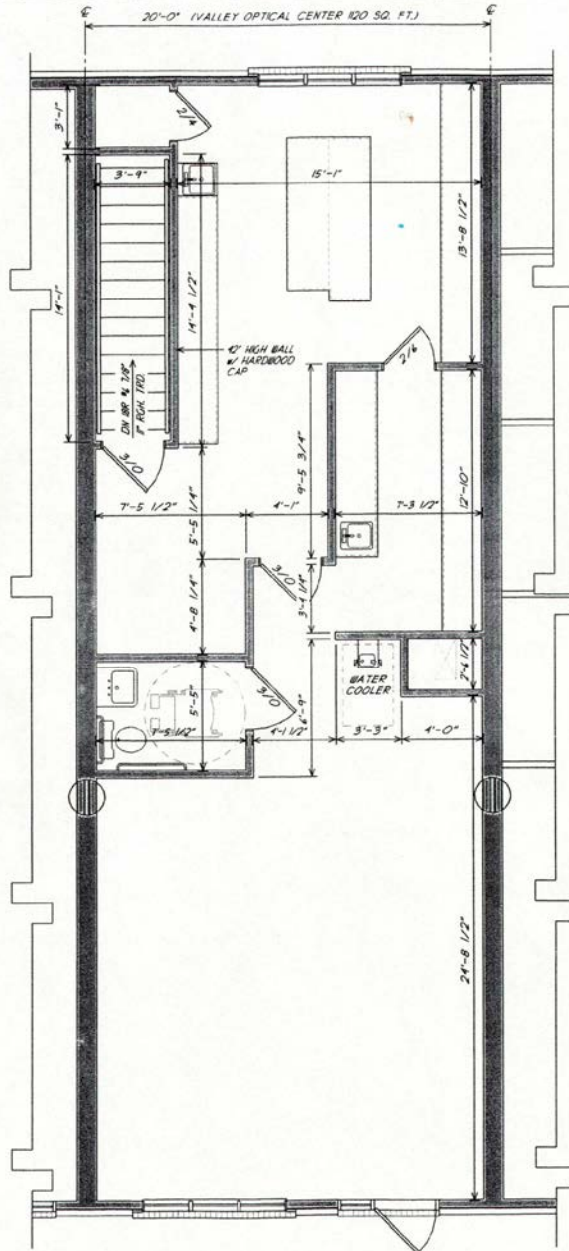
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## 3342 Emmaus Road Floor Plan



### GENERAL NOTES:

1. THIS FACILITY WAS DESIGNED UNDER THE 1996 BOCA.
2. BUILDING CONSTRUCTION TYPE: 5B, COMBUSTIBLE, UNPROTECTED, NOT SPRINKLERED.
3. BUILDING USE: B, BUSINESS, PROFESSIONAL OFFICES.
4. BUILDING AREA, 1076 SQ. FT. ALLOWABLE AREA, 1200 SQ. FT., 2 STORY.
5. OCCUPANCY LOAD: 102% SQ. FT./100 SQ. FT. PER OCCUPANT, 11 OCCUPANTS.
6. REQUIRED RESTROOM FACILITIES: 1 WATER CLOSET  
1 LAVATORY  
1 DRINKING FOUNTAIN  
TO BE HANDICAP ACCESSIBLE

THIS PLAN IS SUPPLEMENTARY TO OVERALL BUILDING PLANS & IS INTENDED TO SHOW INTERIOR PLANS ONLY.

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**3344 Emmaus Road - 4,349 SF Available For Lease - \$12.00 PSF/Year**



3344 Emmaus Rd - Entrance



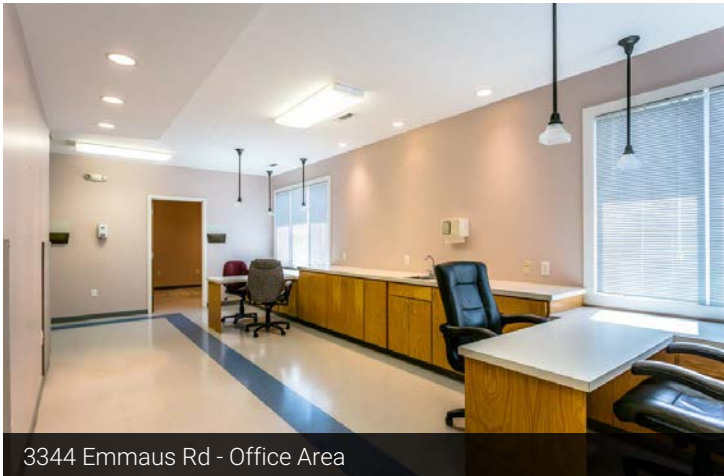
3344 Emmaus Rd - Waiting Area



3344 Emmaus Rd - Receptionist Area



3344 Emmaus Rd - File Storage Area



3344 Emmaus Rd - Office Area



3344 Emmaus Rd - Breakroom

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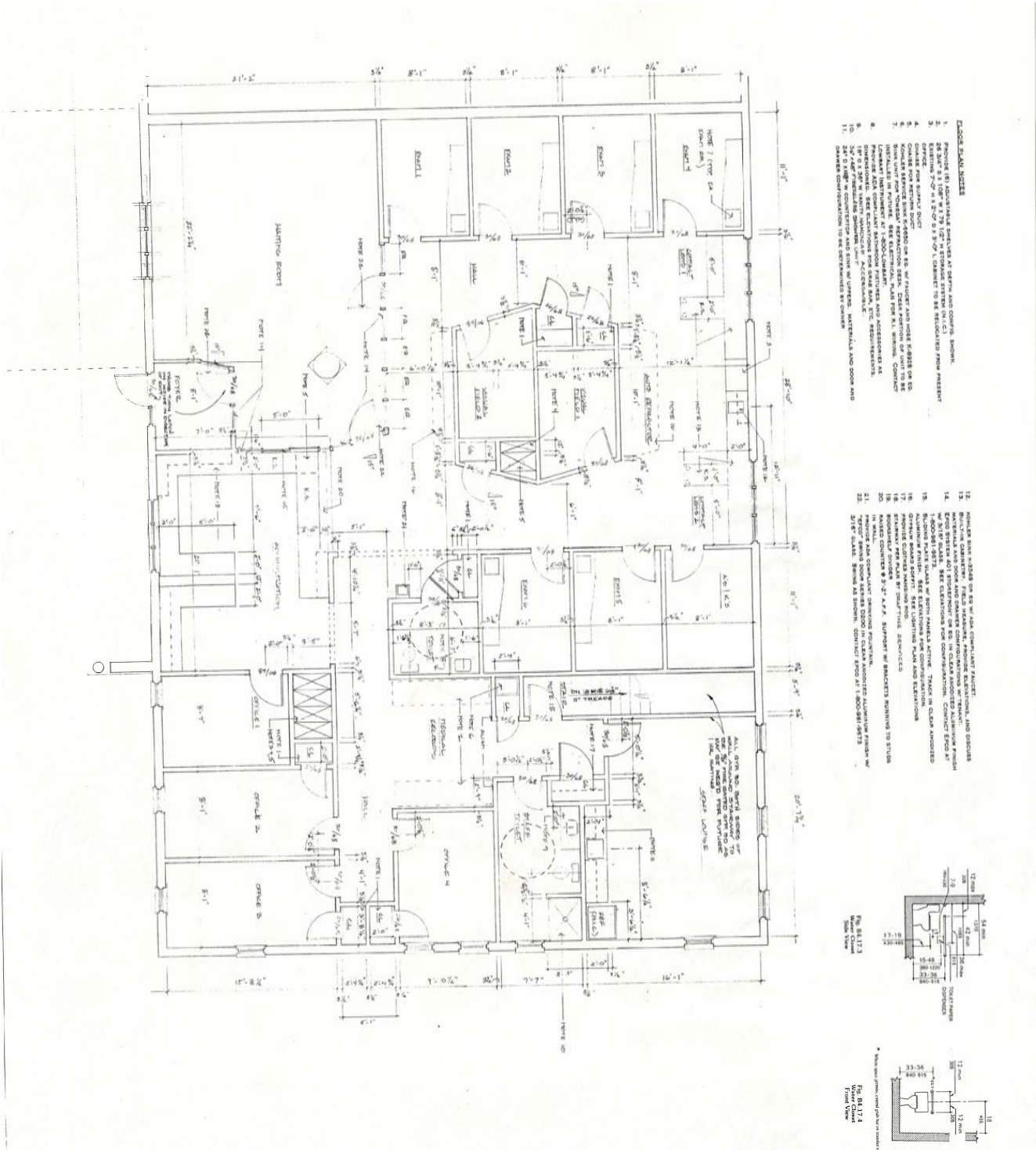
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## 3344 Emmaus Road Floor Plan



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## Location Maps



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