

---

# MEDICAL OFFICE CONDO FOR SALE OR LEASE

129 E University Blvd, Harrisonburg, VA 22801

---

## Executive Summary



## OFFERING SUMMARY

Sale Price:	\$429,000
Lease Rate:	\$13.00/ SF Yr + \$2.00 /SF Yr CAM Fee
Building Size:	2,479 Square Feet
Zoning:	B2
Utilities:	Public Water/Sewer
Parking:	11 + Stalls
MLS #:	185177



## PROPERTY OVERVIEW

Excellent and well maintained medical office property built in 1990. Great Visibility at prime location on University Boulevard in Harrisonburg's premier business district. Only 2 miles away from Sentara RMH hospital. 2,479 square feet available offering 210 SF reception area, 2 offices, 3 medical operation rooms, 3 rooms for X-Ray, exam and recovery, file room, and kitchenette, plus more. Plenty of space with storage area.

For More Information:

Jason Song  
540.383.6692  
jason.song@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

---

# MEDICAL OFFICE CONDO FOR SALE OR LEASE

129 E University Blvd, Harrisonburg, VA 22801

---

## Interior Photos



For More Information:

Jason Song

540.383.6692

[jason.song@cottonwood.com](mailto:jason.song@cottonwood.com)

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

---

# MEDICAL OFFICE CONDO FOR SALE OR LEASE

129 E University Blvd, Harrisonburg, VA 22801

---

## Exterior Photos



For More Information:

Jason Song

540.383.6692

[jason.song@cottonwood.com](mailto:jason.song@cottonwood.com)

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

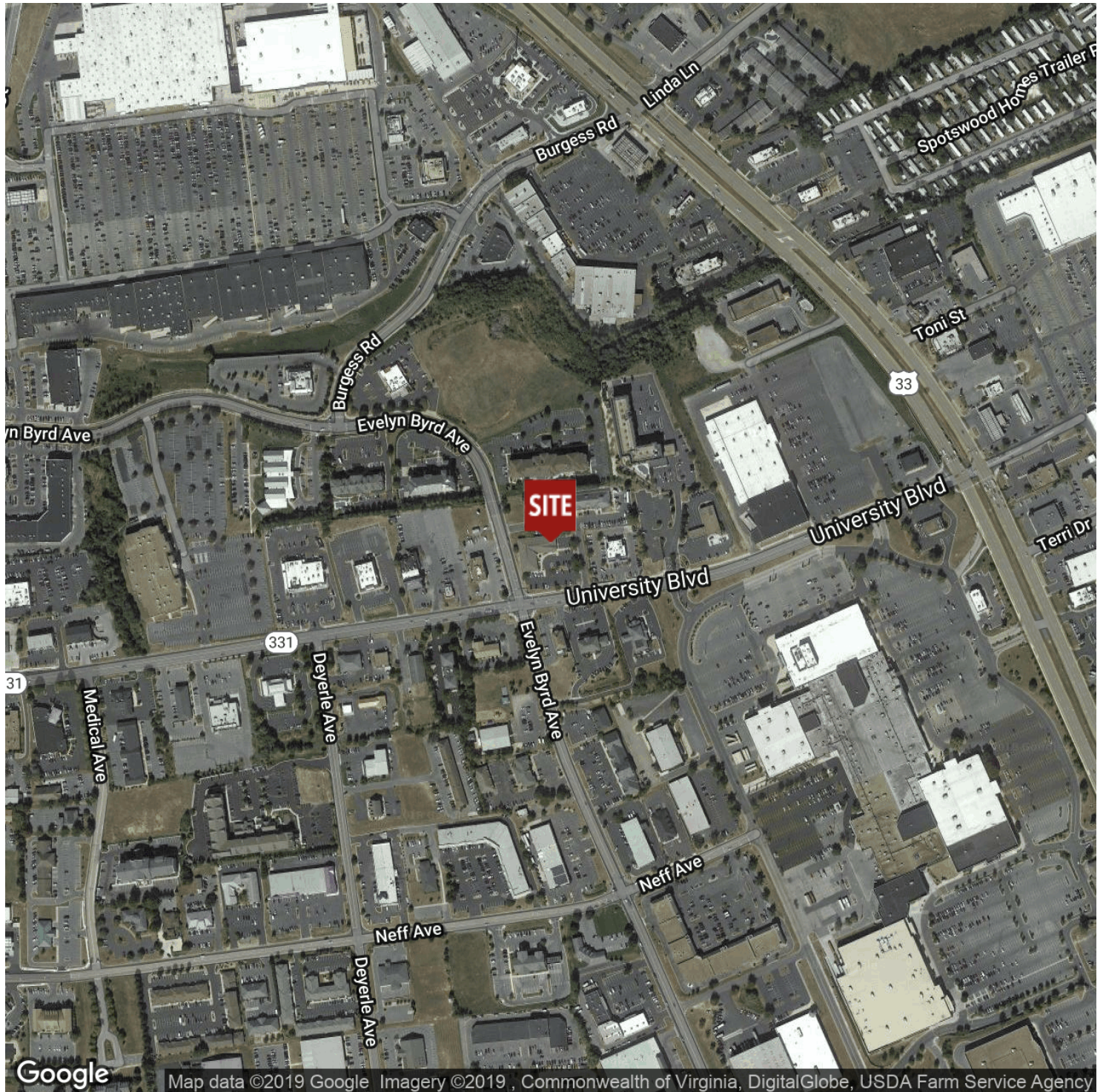
---

# MEDICAL OFFICE CONDO FOR SALE OR LEASE

129 E University Blvd, Harrisonburg, VA 22801

---

## Location Maps



For More Information:

Jason Song

540.383.6692

[jason.song@cottonwood.com](mailto:jason.song@cottonwood.com)

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE