

# MEDICAL TENANT OCCUPIED OFFICE CONDO FOR SALE

## **GREAT INVESTMENT OPPORTUNITY**

1741-B Erickson Avenue, Harrisonburg, VA  
22801

**\$229,000**



*For More Information:*

Jason Song

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## Executive Summary



## OFFERING SUMMARY

Sale Price: \$229,000

Lot Size: 0.23 Acres

Building Size: 1,360 Square Feet

Zoning: B-2

Price / SF: \$168.38

Utilities: Public Water  
Public Sewer

Year Built: 2000



## PROPERTY OVERVIEW

Medical tenant occupied office condo in Erickson Professional Park in Harrisonburg. Located around the corner of Bluestone Elementary School and just off the new Southeast Connector Road providing easy access to every major corridor in the City. Less than 5 miles away (or 10 minute driving) from Sentara RMH hospital. 1,360 square feet available offering 3 medical exam rooms, doctors office, reception area, file room, kitchenette, plus more. Tenant pays utilities. Landlord pays taxes, insurance, snow removal, etc. Property recently updated with new flooring and new paint. Current tenant pays \$1,518/ month rent and two years remaining on lease (August 2020). There is one to three year renewal option.

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### Additional Photos



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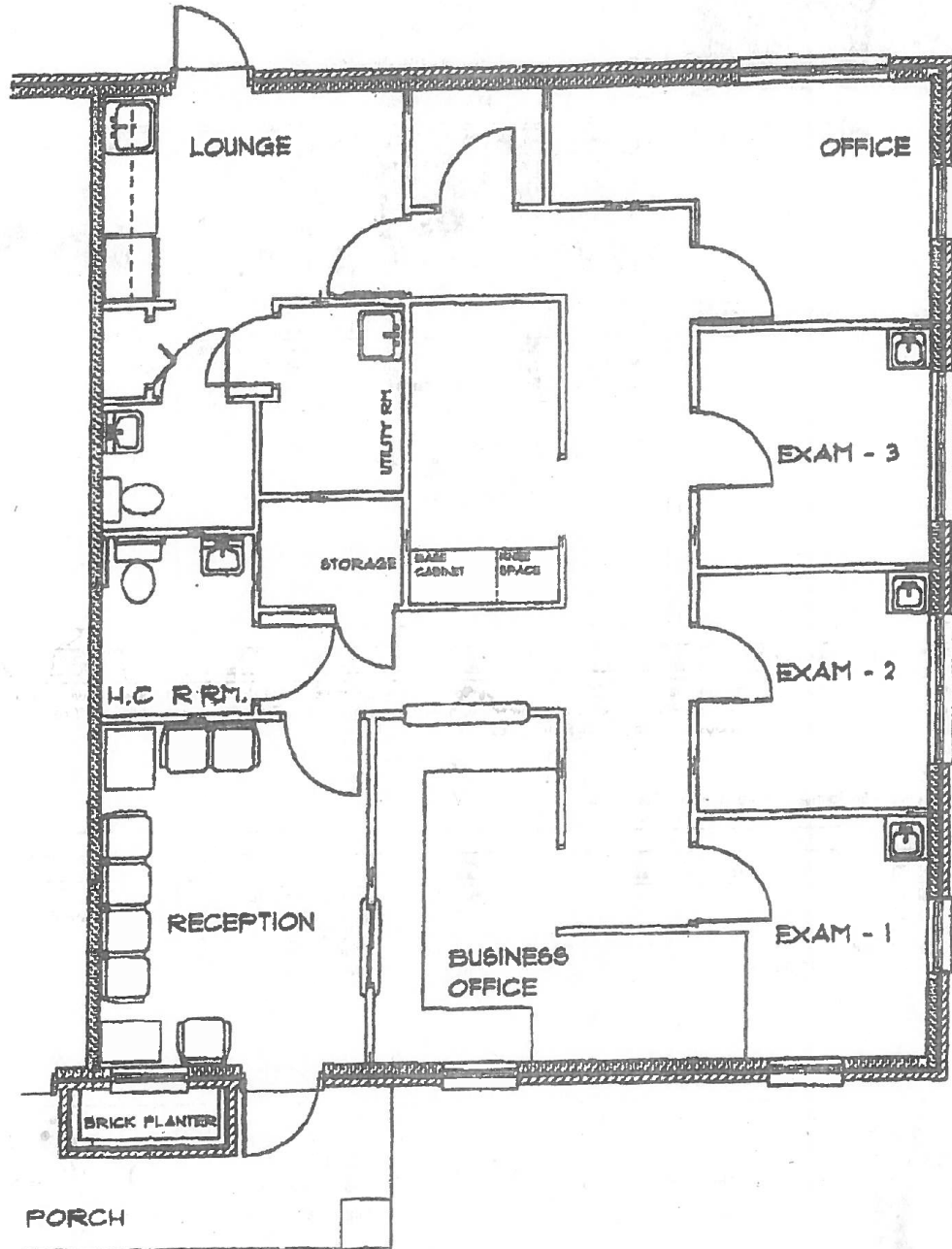
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## Floor Plan



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## Location Maps



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