

OFFICE BUILDING FOR SALE OR LEASE

PRIME OFFICE BUILDING

58 Kenmore Street, Harrisonburg, VA 22801

\$695,000 or \$10.00 PSF + \$1.00 PSF CAM



For More Information:

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$695,000
Lease Price:	\$10.00 PSF Yearly
CAM Fee:	\$1.00 PSF Yearly
Building Size:	6,700
Price / SF:	\$103.73
Zoning:	B-2
Parking:	21 Stalls



PROPERTY OVERVIEW

Freestanding prime office building with 6,700 sf in Harrisonburg. 7 private offices, conference room, kitchenette, 4 half baths, 21 parking stalls. Accessibility from I-81 (less than a mile), Downtown Harrisonburg, East Market Street, and Reservoir Street. Ideal for professional service, medical, and office. Owner financing available for qualified buyers. Lease available for long term lease tenants with \$10/sf rent plus \$1/sf CAM fee.

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PROPERTY HIGHLIGHTS

- Classified as a non-combustible structure which means there is very little wood in the building structure. The wood that is in the building is around the window frames. Structural steel, concrete floors and stairwells, and brick veneer over cinder block gives this structure strength and very low maintenance. Building is well insulated.
- The windows are double pane Thermal windows for lease for ease of heating and cooling the building.
- The building position has a south exposure to benefit from solar gain in the colder periods of the year and allows the sun to pass over the building reducing heat buildup in the warmer months.
- Rooftop furnaces are efficiently operated with natural gas. Air conditioning units are roof-top mounted and are recently replaced. These units have been operating problem free since installation and are regularly serviced with a maintenance contract.
- Landscaping provides excellent shading of the building. Trees and shrubbery block much of the sun's heat during the summer months.



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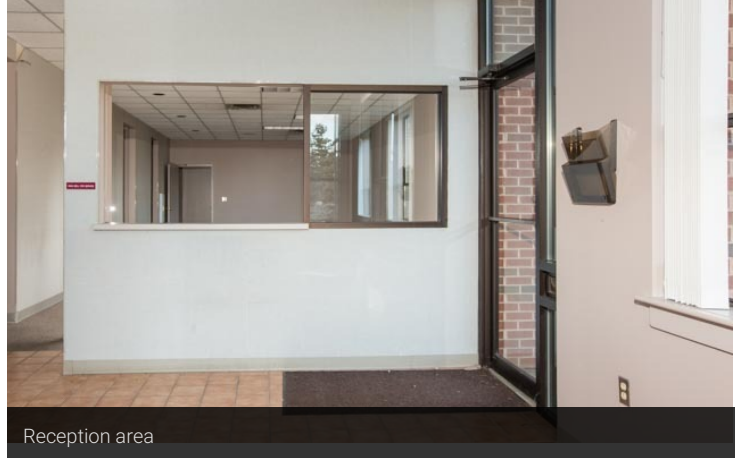
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Additional Photos



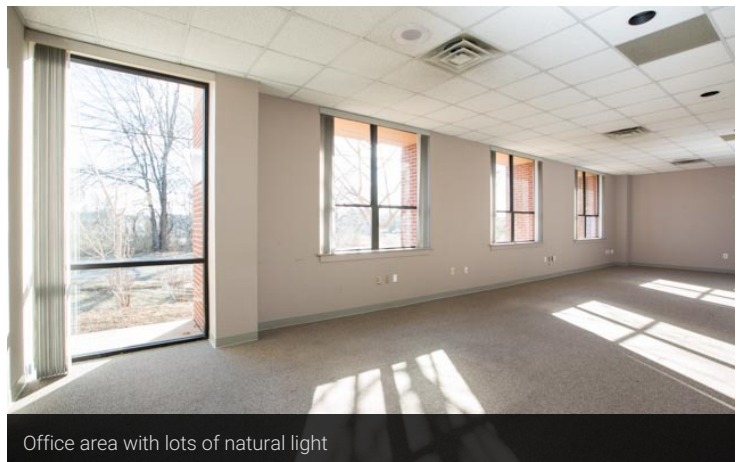
Nice brick building with paved parking



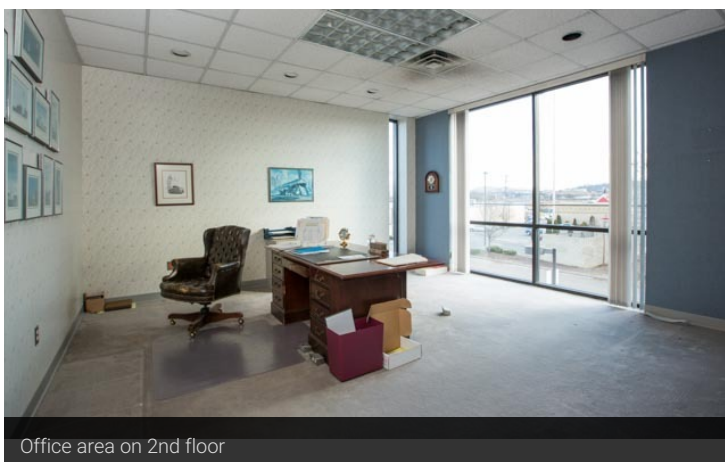
Reception area



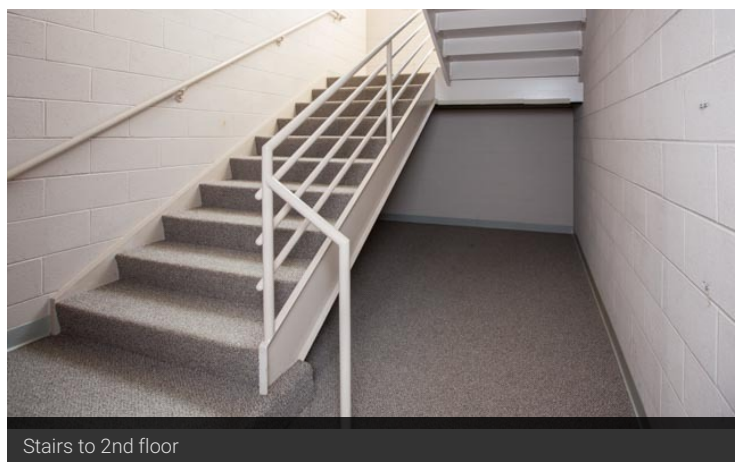
Entrance / waiting area



Office area with lots of natural light



Office area on 2nd floor



Stairs to 2nd floor

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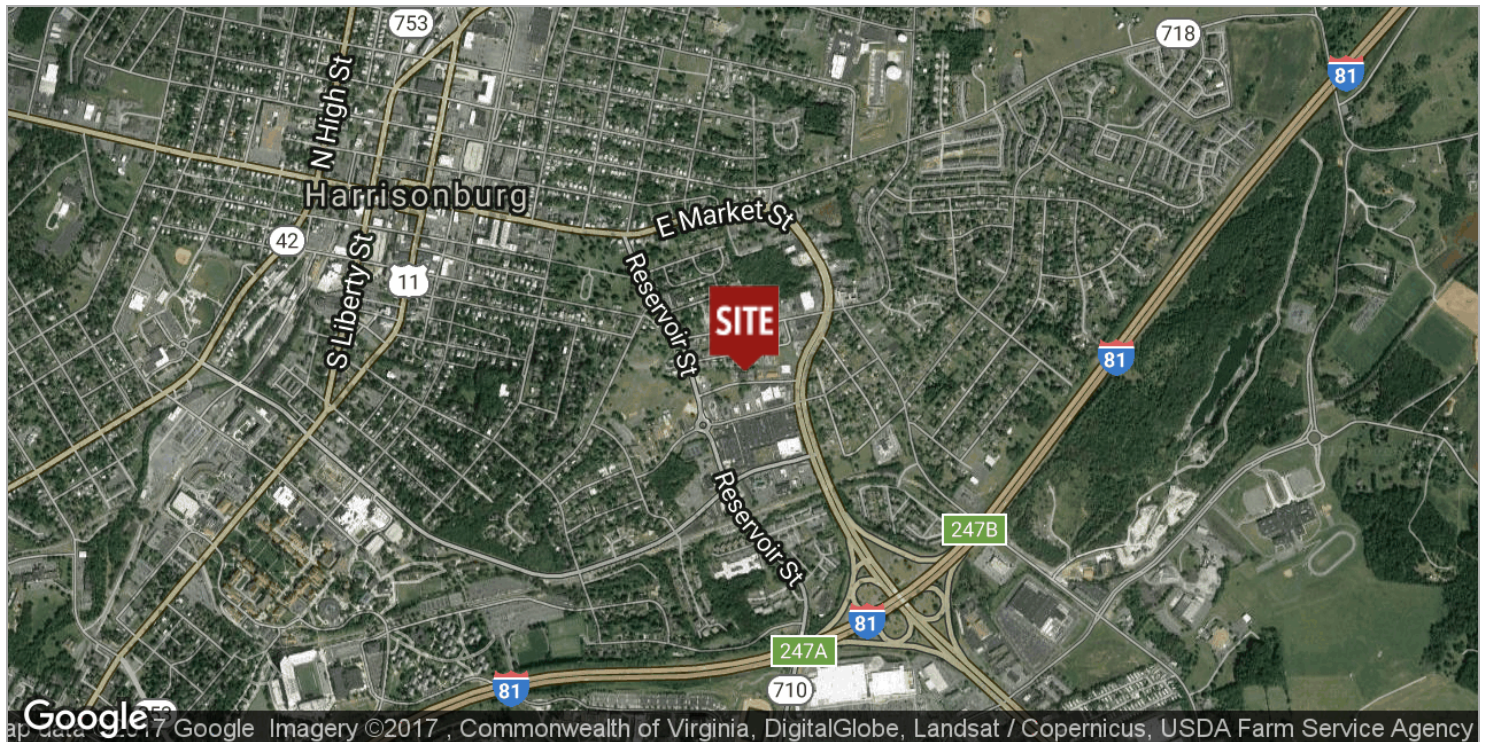
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Location Maps



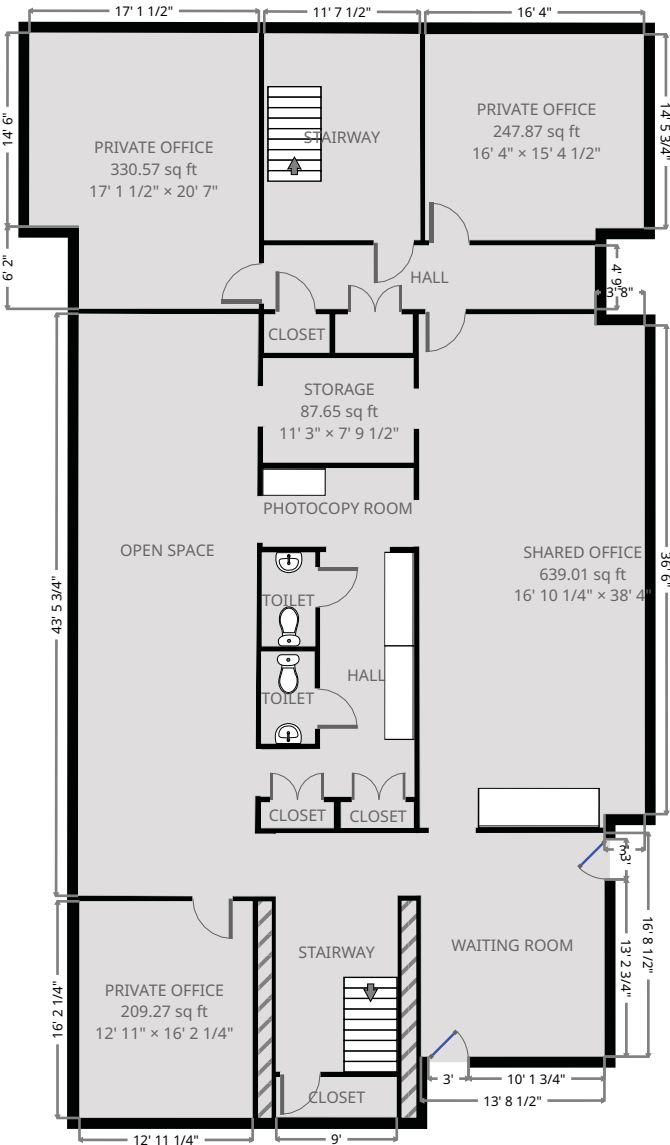
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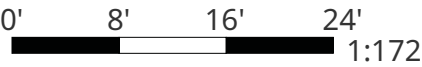
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58 Kenmore St

1st Floor

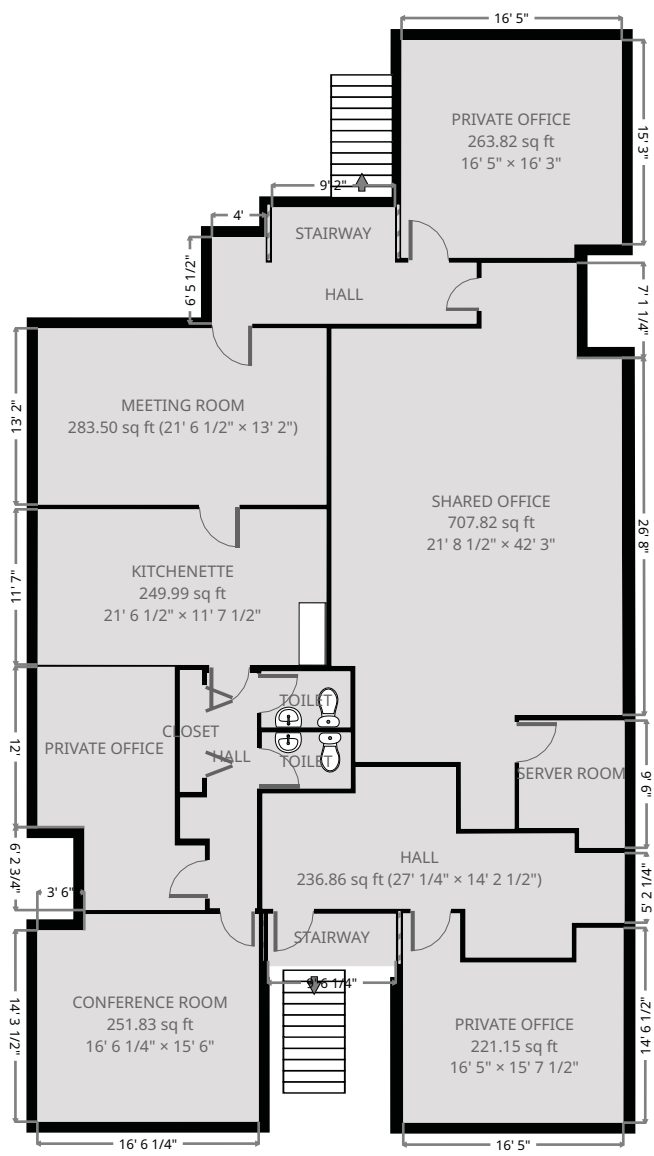


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58 Kenmore St

2nd Floor



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