

BEAUTIFUL BRICK BUILDING PERFECT FOR SCHOOL OR DAYCARE USE

100 Maple Avenue, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

Available SF: 3,000 - 8,400 SF

Lease Rate: \$5.50 - \$7.00 SF/yr
(Gross)

Cam Fees: \$2.00 SF/ Monthly

Utilities: Public Water
Public Sewer

Zoning: CB-2

MLS#: 618194



PROPERTY OVERVIEW

This space is perfect for school or daycare use. Incredible opportunity for expanding current services with additional location or growing into a larger facility. Great for charter school, private school, community programs or daycare, BE CREATIVE! Available for fall school start.

For More Information:

Tom Oberholtzer

540.810.6242

tom.oberholtzer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BEAUTIFUL BRICK BUILDING PERFECT FOR SCHOOL OR DAYCARE USE

100 Maple Avenue, Waynesboro, VA 22980

Additional Photos



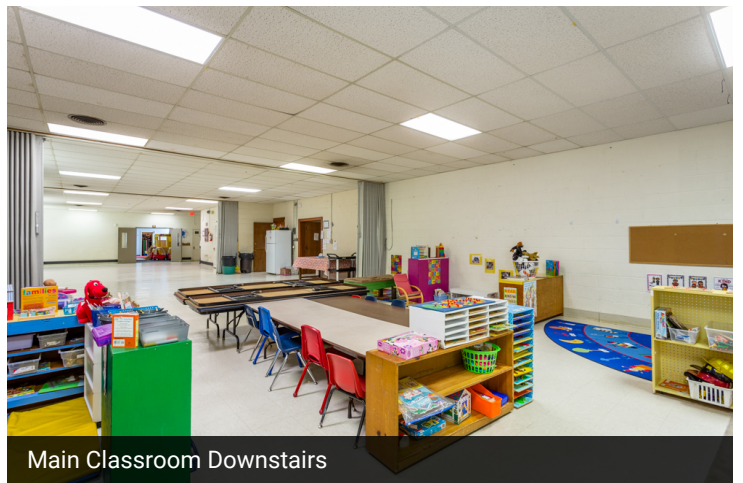
Main School Entrance



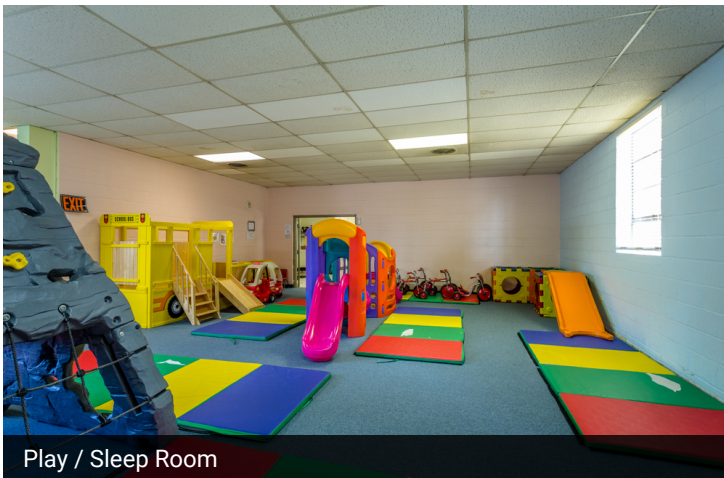
Classroom 8



Classroom 10



Main Classroom Downstairs



Play / Sleep Room



Storage Area

For More Information:

Tom Oberholtzer

540.810.6242

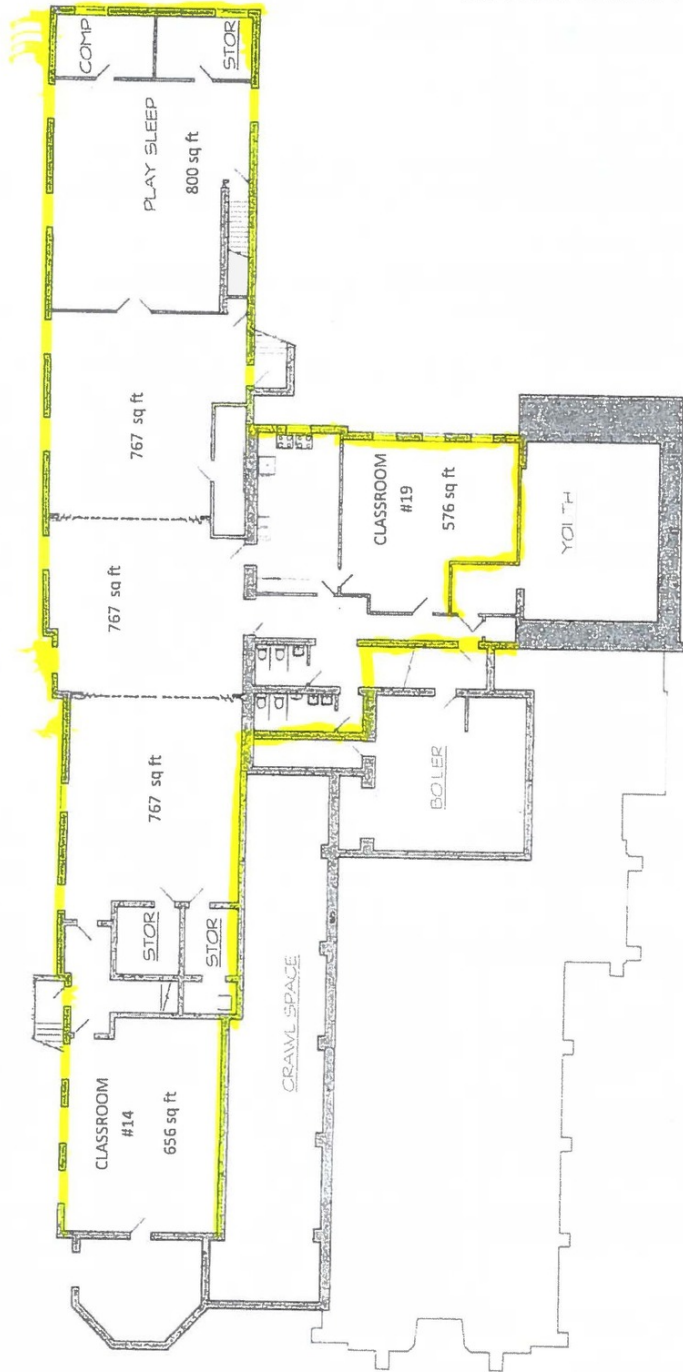
tom.oberholtzer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BEAUTIFUL BRICK BUILDING PERFECT FOR SCHOOL OR DAYCARE USE
100 Maple Avenue, Waynesboro, VA 22980

LOWER LEVEL FLOOR PLAN



For More Information:

Tom Oberholtzer

540.810.6242

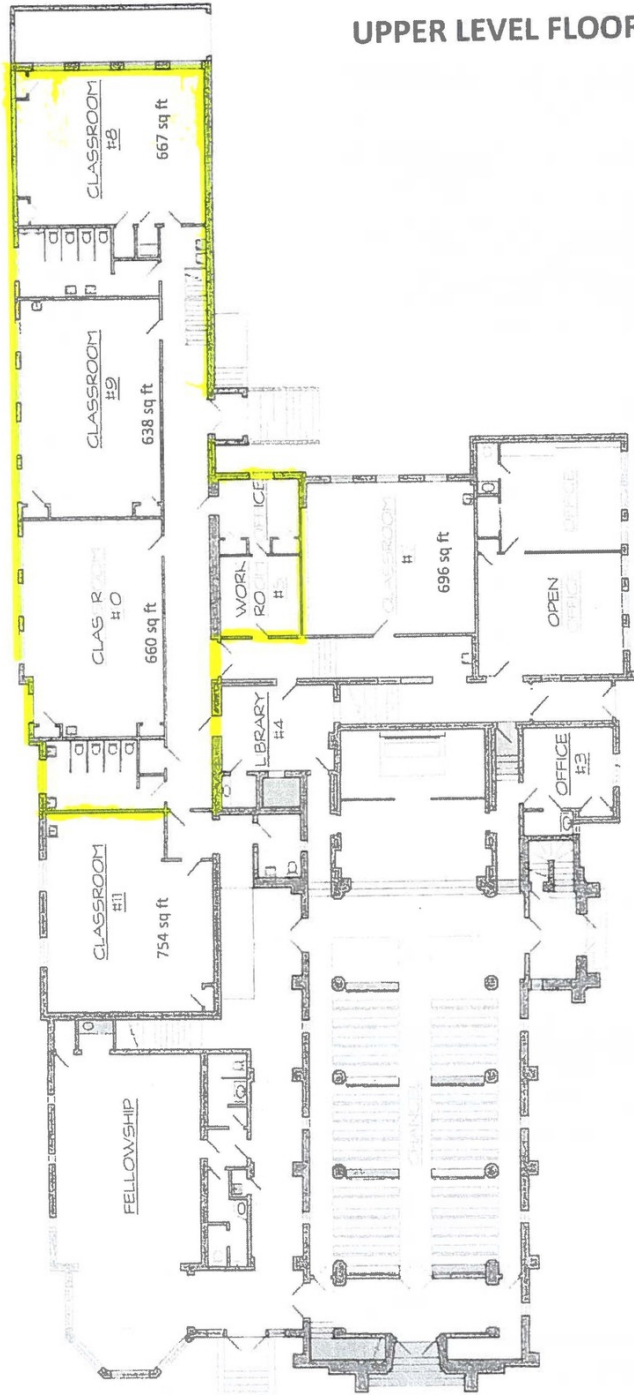
tom.oberholtzer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BEAUTIFUL BRICK BUILDING PERFECT FOR SCHOOL OR DAYCARE USE
100 Maple Avenue, Waynesboro, VA 22980

UPPER LEVEL FLOOR PLAN



For More Information:

Tom Oberholtzer

540.810.6242

tom.oberholtzer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BEAUTIFUL BRICK BUILDING PERFECT FOR SCHOOL OR DAYCARE USE

100 Maple Avenue, Waynesboro, VA 22980

Location Maps



For More Information:

Tom Oberholtzer

540.810.6242

tom.oberholtzer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.