

WINCHESTER
MEDICAL
CENTERMEDICAL
OFFICE BUILDINGS

COMMERCIAL LAND · WINCHESTER, VIRGINIA

1625 AMHERST STREET

2-Acre Commercial Parcel | RO-1 Zoning | Winchester City

OFFERED AT

\$899,000

2.00 Acres

RARE CITY COMMERCIAL ACREAGE

2 Blocks

TO WINCHESTER MEDICAL CENTER

RO-1

RESIDENTIAL OFFICE DISTRICT

LOCATION · VISIBILITY · FLEXIBILITY

Positioned along **Amherst Street**, a major corridor into downtown Winchester, this level 2-acre parcel offers excellent road frontage and a highly desirable location within Winchester's established medical and professional corridor.

Just **two blocks from Winchester Medical Center**, the property is ideally positioned for professional office and other compatible uses, while offering the benefit of being located within Winchester City.

2 ACRES

Rare commercial acreage within Winchester City limits.

MEDICAL CORRIDOR

Two blocks to Winchester Medical Center, the region's major medical hub.

RO-1 ZONING

Professional office and compatible uses, with more available by conditional use approval.

LEVEL TOPOGRAPHY

Versatile site with excellent road frontage and a functional building footprint.

ZONING

RO-1 | RESIDENTIAL OFFICE DISTRICT

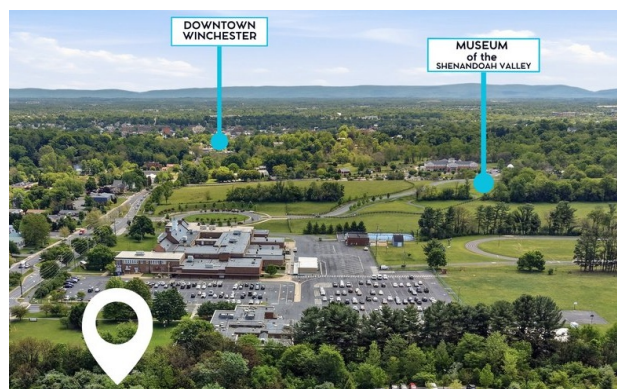
RO-1 zoning supports a variety of professional and compatible uses, including:

- Professional offices
- Medical-related services
- Real estate & insurance offices
- Corporate & consulting offices
- Pharmaceutical centers
- Other permitted low-impact uses

Conditional uses may include restaurants without drive-through facilities, banks and financial institutions, veterinary hospitals, and other uses subject to City of Winchester approval.

An exceptional Winchester location. 1625 Amherst Street offers the rare combination of level commercial acreage, excellent visibility, and immediate proximity to Winchester Medical Center — well suited to a professional office user, a medical-related use, or an investor.

THE SETTING



Looking east — Old Town Winchester and the Museum of the Shenandoah Valley sit within easy reach of the site.

Purchaser to independently verify permitted uses, conditional uses, setbacks, parking, utilities, access, and all other zoning and site requirements with the City of Winchester. Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change, prior sale, or withdrawal without notice.

1625 AMHERST STREET · WINCHESTER, VA 22601

MLS VAWI2010742 · OFFERED AT \$899,000

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