



# OFFICE COMPLEX DOWNTOWN 50 S CAMERON & BILLINGS ALLEY

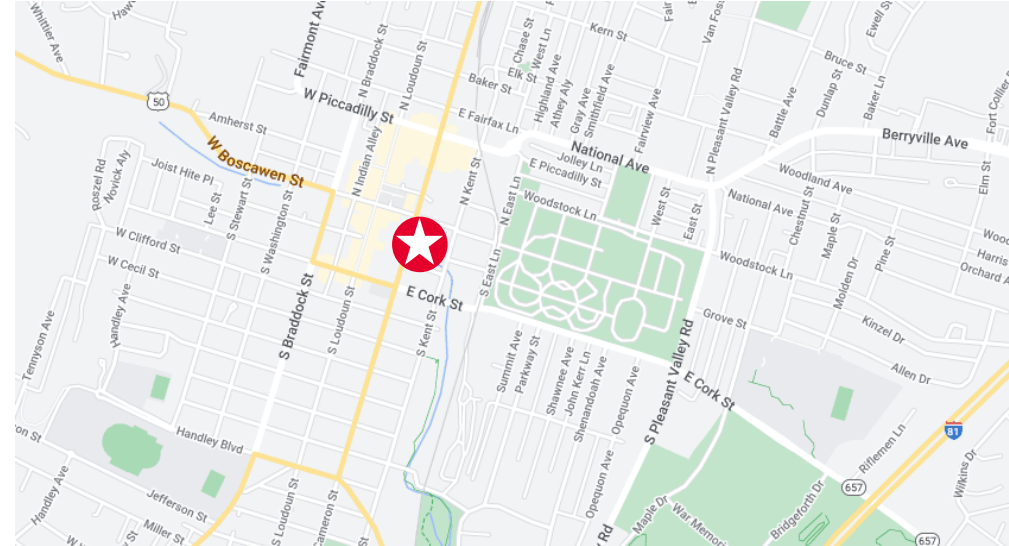
50 S CAMERON ST/42 BILLINGS ALLEY  
WINCHESTER, VA 22601

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# PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	17,580 SF
Lot Size:	0.41 Acres
Price / SF:	\$184.87
Year Built:	1966
Zoning	B1
Market:	Northern Virginia
Submarket:	Winchester
APN:	193-03- - 1->

## PROPERTY OVERVIEW

- Exceptional downtown office complex with additional storage building.
- Off-street parking with a City parking structure close by.
- Elegant four column street view near the Old Town Walking Mall, Judicial Center and local Government Center.
- ±18,000 SF office space available on three finished floors.
- Well-maintained and shows extremely well.
- Consists of a combined 0.41 acres.
- Perfect for a corporate Tenant or a private Tenant that needs to expand its local presence.
- SVN also has 302 South Loudoun Street for sale, as part of a portfolio sale opportunity.

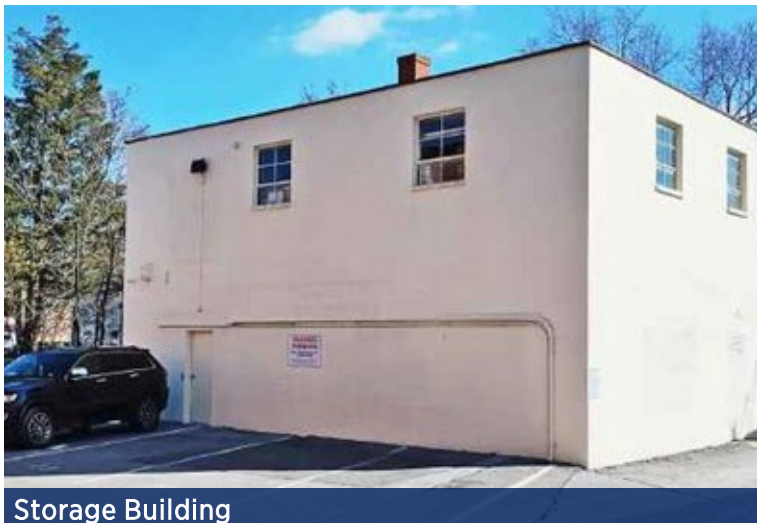
## PROPERTY HIGHLIGHTS

- Downtown location with close proximity to the Old Town Walking Mall
- Walking distance to Old Town, Government Center & the Judicial Center
- Well maintained property inside and well landscaped outside
- Pride of Ownership



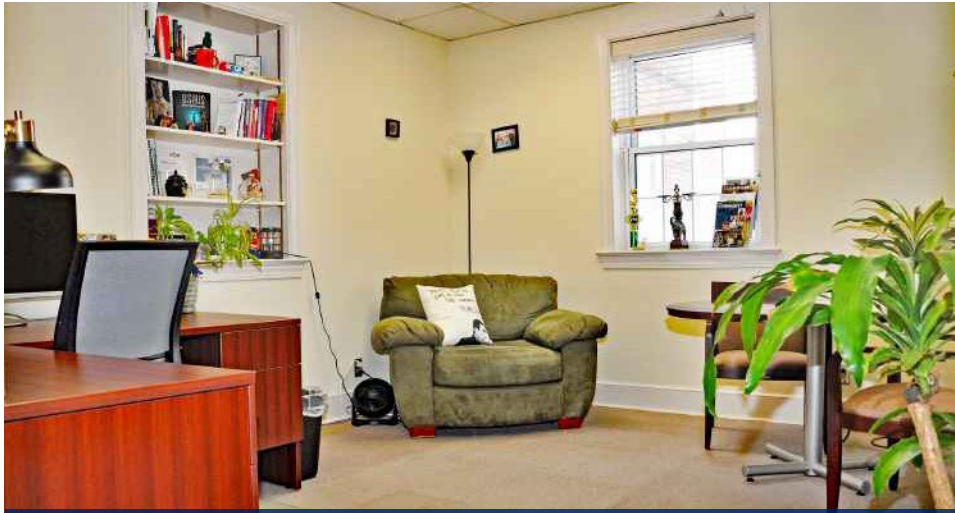
# ADDITIONAL PHOTOS - STORAGE BUILDING & FIRST FLOOR

Parking Areas





# ADDITIONAL PHOTOS - SECOND FLOOR



Typical Office



Corner Office



Smaller Office



Corner Office

# FLOOR PLAN



**18,000± SF**  
AVAILABLE OFFICE  
ON THREE FLOORS

## LOWER LEVEL

- 4 OFFICES
- STORAGE
- 2 RESTROOMS

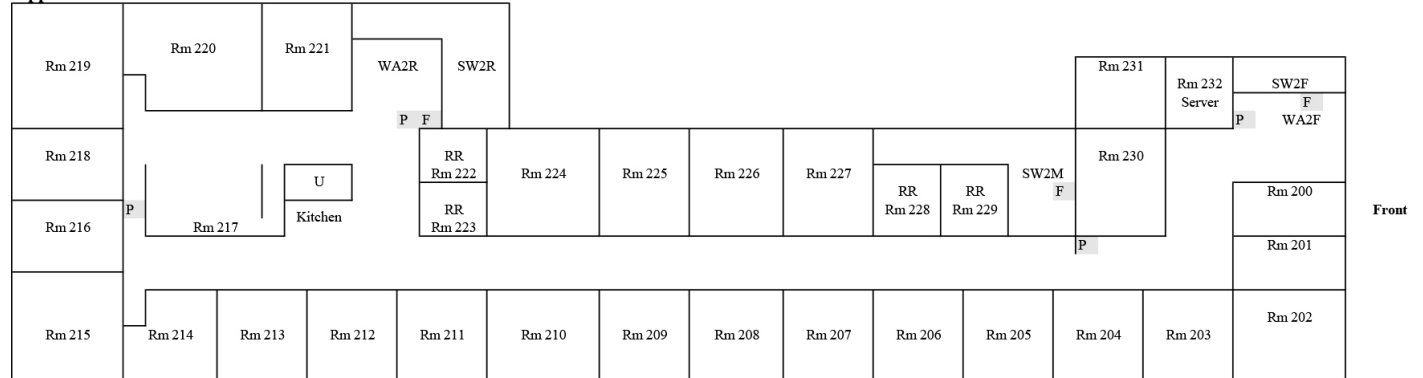
## GROUND LEVEL

- WELCOMING LOBBY AREA WITH RECEPTION
- 15 OFFICES
- 4 CONFERENCE ROOMS
- LARGE KITCHEN & BREAKROOM
- 4 RESTROOMS

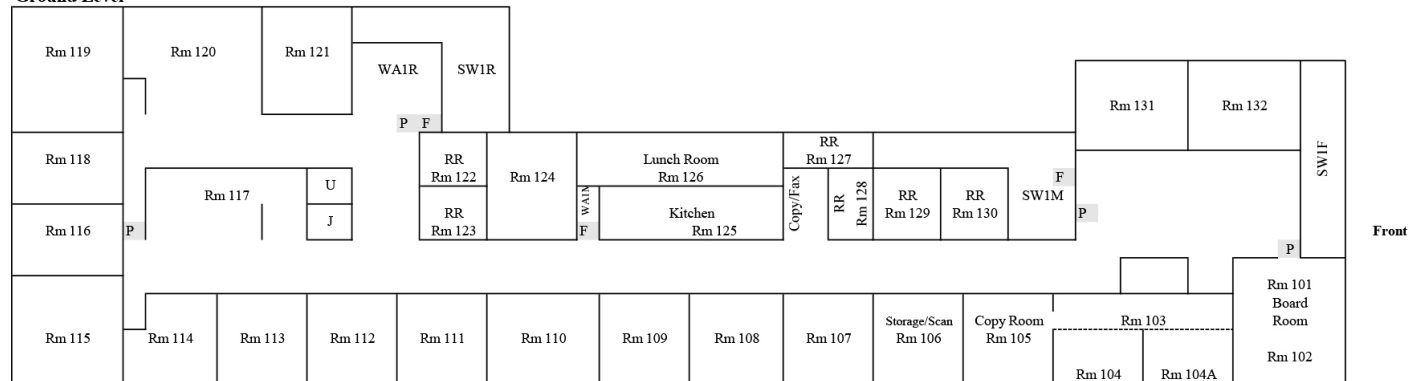
## UPPER LEVEL

- 28 OFFICE SPACES
- KITCHENETTE
- 4 ADDITIONAL RESTROOMS

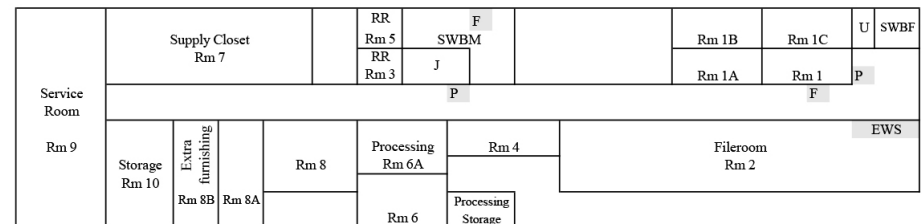
**Upper Level**



**Ground Level**



**Lower Level**



**KEY**

SW = Stairwell  
U = Utility Closet  
J = Janitor Closet  
RR = Restroom  
WA = Work Area

F = Fire Extinguisher  
P = Emergency Pull Station



# LOCATION MAP

