

1930 BRAEBURN DR, SALEM, VA

# SHOWING INSTRUCTIONS



**OFFERED AT \$699,000**

This established medical/dental office sits right down the road from LewisGale Medical Center, surrounded by other healthcare providers and professional businesses. With 4,000 square feet, the building features spacious exam rooms, private offices, reception areas, and ample parking - all on a beautifully maintained corner lot. Whether you're an owner-operator, expanding your practice, or seeking a prime location for your next investment, this property offers excellent visibility, functionality, and potential. Zoned HBD and ready for its next chapter in Salem's growing medical community. 3 separate office spaces. 24 Parking space flat parking lot.



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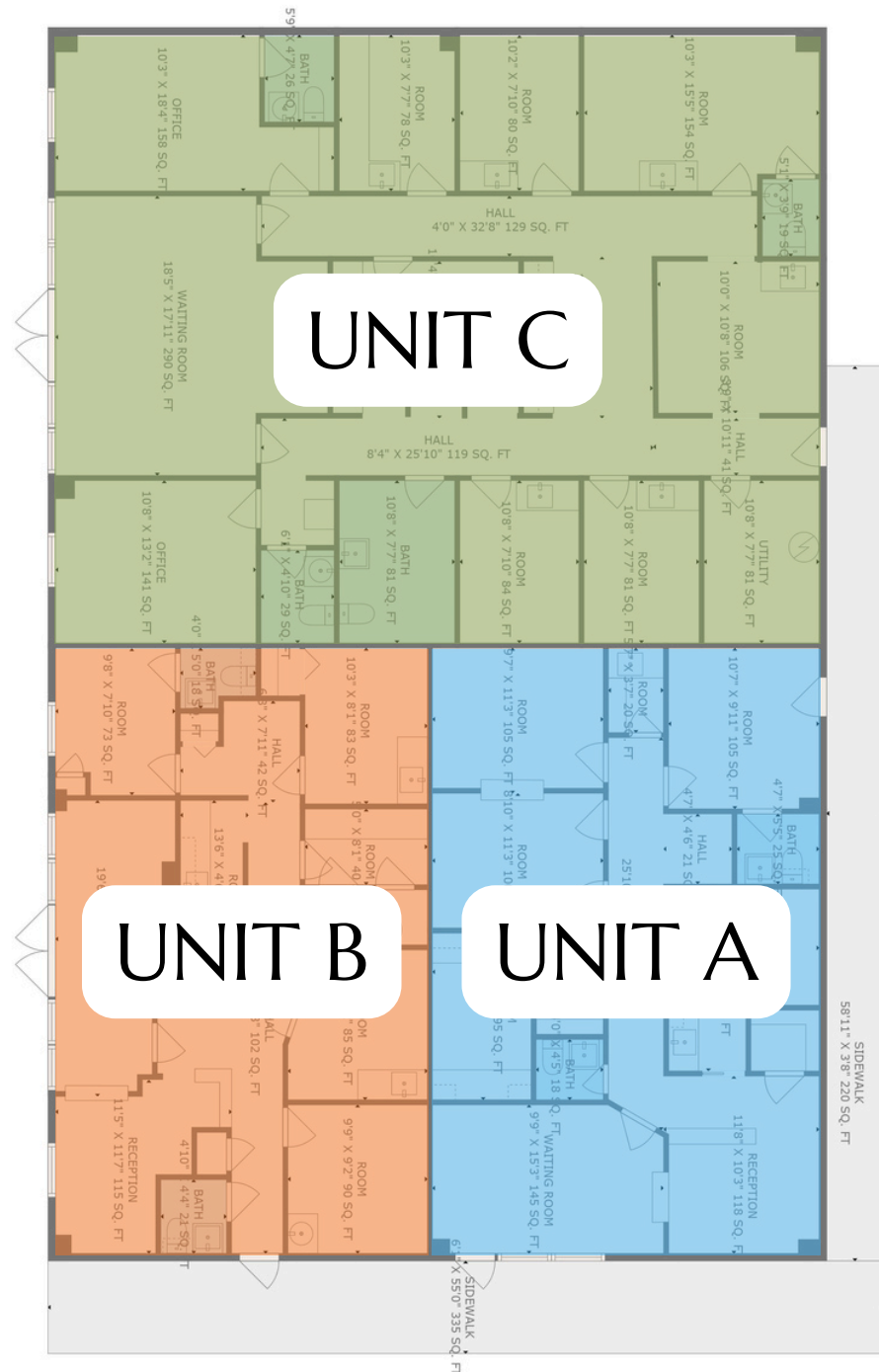
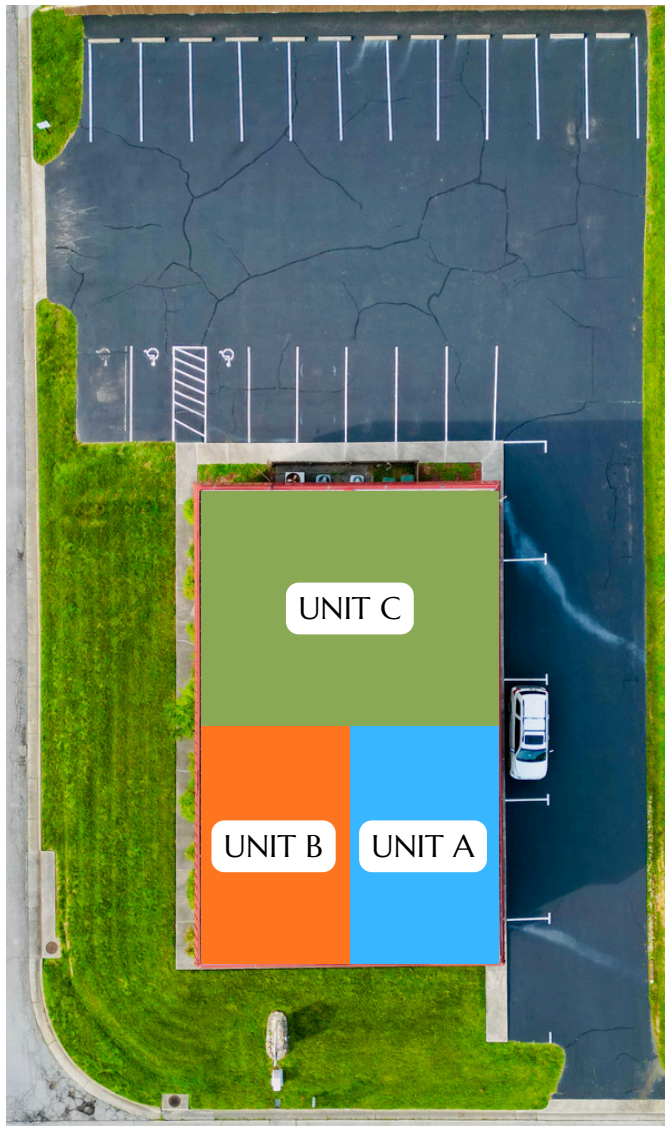
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# CURRENT UNIT LAYOUT

The building currently features a three unit layout. Each unit has a front entrance, waiting room, and an employee entrance.

There are 24 parking spots located on site and a sidewalk that wraps around the building for access to all three units.



# CURRENT FLOOR PLAN

