



22 W. 14th Street

Front Royal, VA 22630 • Warren County

\$5,999 / Month

2,699± SF Available

PROPERTY OVERVIEW

Freestanding 2,699± SF brick retail building inside Front Royal city limits, also suited to office or restaurant use. The site fronts one of the city's highest-traffic entrance corridors, with 25,000± vehicles per day. Zoned C1 for general retail, restaurant or professional office use, with level entry, a main-level ramp, and a 45± space lot. Central A/C, forced-air electric heat, public water and sewer. Vacant and available for immediate occupancy.

LEASE SNAPSHOT

\$5,999

MONTHLY RENT

\$71,988

ANNUAL BASE RENT

*Rent quoted NNN; taxes, insurance and operating expenses are additional.
City/Town tax \$791 annually. Terms subject to negotiation.*

PROPERTY FACTS

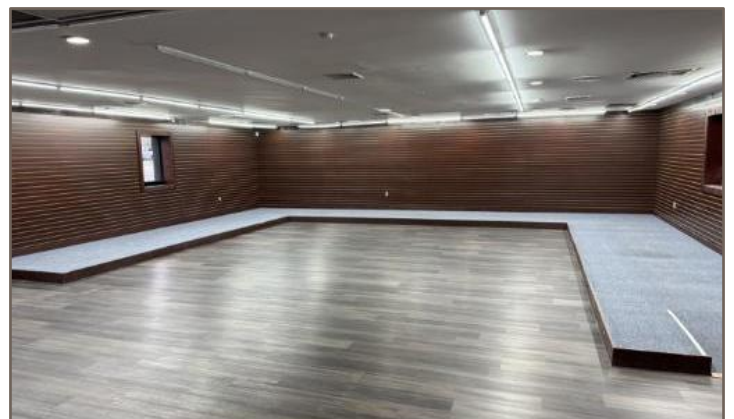
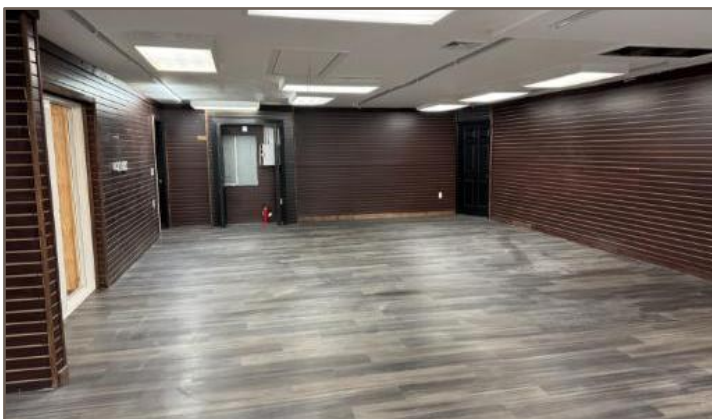
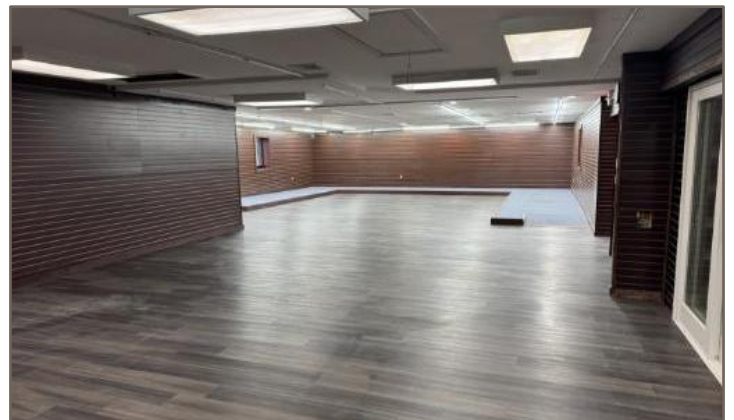
Leasable Size	2,699± SF
Traffic Count	25,000± ADT
Zoning	C1 Commercial
Year Built	1970
Utilities	Public Water / Sewer
Available	Immediately
Parking	45± Spaces
Construction	Brick
Use Type	Retail / Restaurant

Brett Haynes, CCIM
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126 N. Kent St, Winchester, VA 22601

ADDITIONAL PROPERTY PHOTOS

22 W. 14th Street, Front Royal, VA — exterior, parking and interior views of the property.



Exterior entrance and right elevation, parking area, and interior retail/seating views — 22 W. 14th Street, Front Royal, VA.

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MAIN ROOM — INTERIOR VIEW

22 W. 14th Street, Front Royal, VA — 2,699± SF open main room, ready for immediate occupancy.



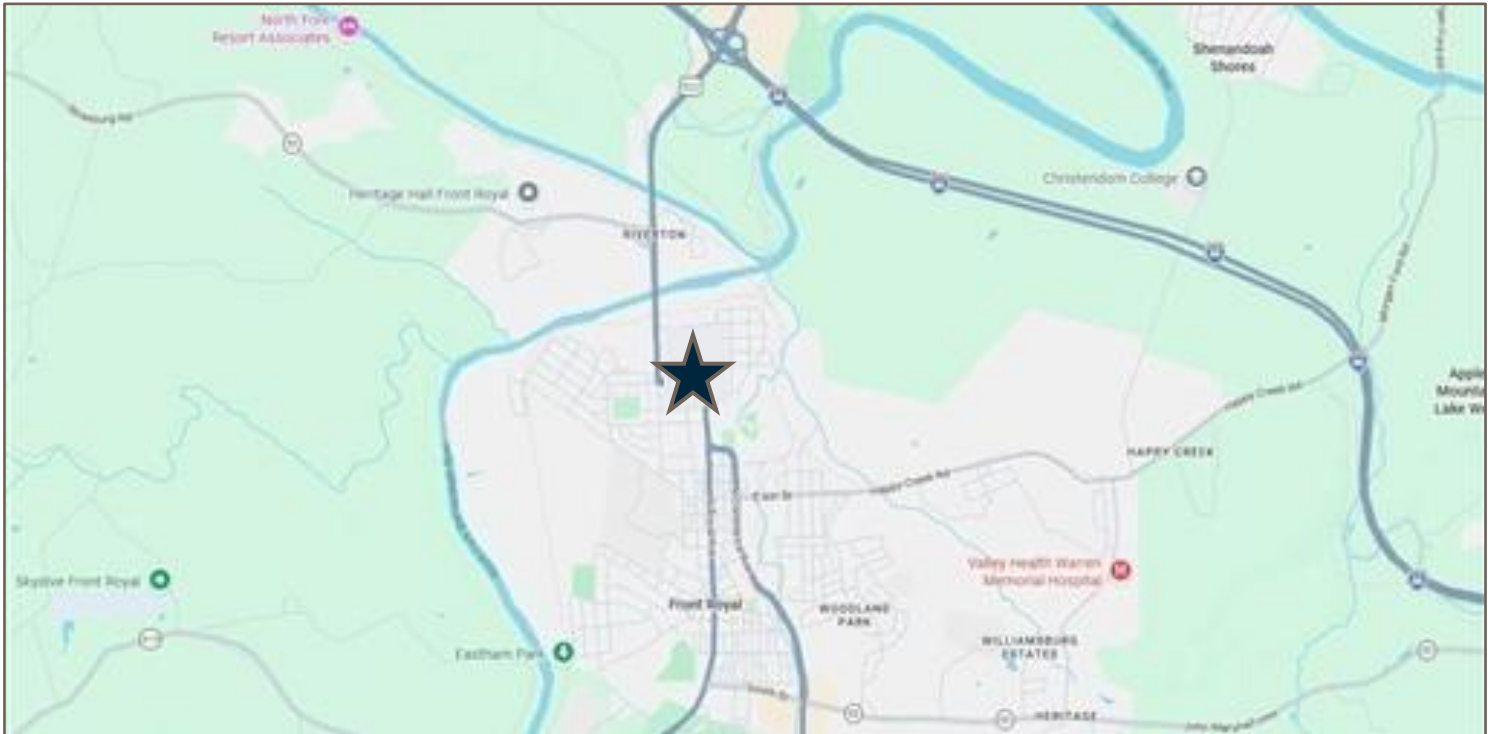
Full view of the open main room looking toward the front of the building.

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LOCATION & AREA MAP

22 W. 14th Street • Front Royal, VA 22630 • Warren County



NEIGHBORHOOD & ACCESS

- High-visibility corridor with 25,000± vehicles per day
- Minutes from I-66 Exit 6 via US-340 S / US-522 S
- Inside Front Royal city limits, Warren County
- Established retail and service businesses nearby

SITE FACTS

Traffic Count	25,000± ADT
Zoning	C1
Building Total	2,699± SF
Parking	45± Spaces
Accessibility	Level Entry

Directions: Take I-66 E to Exit 6, merge onto US-340 S / US-522 S toward Front Royal, follow to W. 14th Street; property is on the right. Map for illustrative purposes only.

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