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**JANUARY
2024**

SEE
AVAILABLE
HOMES FOR SALE
ON REVERSE
SIDE!

Rental *The Northern Shenandoah Valley's* **PROPERTIES** monthly™

The Area's #1 Source For
Residential & Commercial
Rental Listings Since 1999



**2 Bedroom, 1 Bath House
in Winchester, VA**

Offered by Crum Realty, Inc
SEE PAGE 4



**Commercial Space
in Winchester, VA**

Offered by Virginia Property Group, INC
SEE PAGE 10

Visit Us Online At

www.rentalpropertiesmonthly.com



**RESIDENTIAL & COMMERCIAL PROPERTIES
FOR RENT, LEASE AND/OR SALE**

**in Clarke, Frederick, Shenandoah, Warren
Counties and the City of Winchester, Virginia
and locations in West Virginia.**





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Advertising, LLC

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Number 12

FREDERICK COUNTY, VA (WINCHESTER, CLARKE COUNTY)

BP Properties.....	page 12
Cambridge Companies.....	page 3
Crum Realty, Inc.....	page 4
Dove Landing Apartments.....	page 4
Jim Barb Realty, Inc.....	page 5
Molden Real Estate, Corp.....	page 7
Nichols Construction Properties.....	page 6
Olde Towne Corporate Suites.....	page 2
OliveTree Property Group LLC.....	page 8
Page-Brooke Rentals.....	page 11
Virginia Property Group.....	page 10
Yates Management Corporation.....	page 8

SERVICES

Commerce Street Storage.....	page 11
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COMMERCIAL PROPERTIES™ LISTINGS

Molden Real Estate, Corp.....	page 7
Virginia Property Group.....	page 10

Shenandoah Valley Advertising, LLC • 4125 Valley Pike • Winchester, VA 22602 • 540-723-9991 • fax: 540-662-7636

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Happy
New Year!



www.RentalPropertiesMonthly.com



Happy New Year!

Olde Towne Corporate Suites

Newly furnished corporate suites



Call 540/323-3468
540/667-1363



- Great convenient downtown Winchester location
- On-site, off-street parking
- All utilities including wireless internet and cable
- Weekly maid service
- Fully equipped kitchen
- Washer and Dryer in each unit
- Long or short term lease

**Great for short term
assignment or
relocation**

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CAMBRIDGE PREMIER REALTY

"ONE CALL THAT'S ALL"

Call or Stop By
our office for more
currently available listings!

www.CambridgeMan.com

2509 Valley Ave.,
Winchester, VA 22601

Call for more information or to set up an appointment!

(540) 486-4161

*We are renting properties fast!
Let us rent yours!*

111 Etnam St, Winchester, VA



Beautiful, like new, spacious Colonial with hardwood floors. Kitchen with stainless steel appliances. Large walk in master bedroom closet. One car garage, fenced backyard and storage shed. No Smoking.

144 Windstone Dr, Winchester, VA



Lovely 3 level, 3 bedroom, 1½ bathroom townhome with garage. Kitchen with break-fast bar and separate eating area, large deck overlooks common area. Back siding and deck scheduled be power washed, then deck will be re-stained. Great commuter location near Rt. 7 and Rt. 81. No pets. No smoking.

114 Timberlake Ter #11, Stephens City, VA



Very well maintained penthouse condo with open floor plan, cathedral ceilings, fireplace, large Master Bedroom closet, deck overlooks wooded area, separate storage room, water and sewer included in rent. Pets case by case (size restriction per condo assoc). No smoking.

2019 Senseny Rd, Winchester, VA



THIS IS THE ONE! GREAT Commuter Location! This incredibly renovated home to appreciate the owners commitment to detail & quality. Home shows extremely well. Lots of care and attention to detail. Ideally sited on large lot. Hardwood floors, ceramic baths, beautiful cabinets, floored attic for storage. JUST MOVE IN!

317 Opequon Ave, Winchester, VA



Beautifully renovated 3 bedroom, 1½ bathroom home. Kitchen and bathrooms have been renovated, with all new flooring and freshly painted throughout. Come see if this property is your next home! No smoking. Pets on a case by case basis.

111 Timberlake Ter #11, Stephens City, VA



Spacious third floor condo with skylights, fireplace, private balcony, walk in closet, water and sewer included in rent. No smoking. No Pets

Call the Rental Property Experts today at 540-486-4161!

Properties in Winchester, Front Royal, Stephens City, Berryville & Strasburg
Check our website for all of our current rental listings www.CambridgeMan.com





2 Bedroom, 2 bathroom luxury units with 1100 square feet. Walk-in closets, Berber carpet, glass cook-top stove, microwave, dishwasher, garbage disposal, high-efficiency front-loading washer and dryer, ceiling fan/light combos in all rooms. Private balconies and entrances.



Call Us Today 540-514-8718



Crum Realty, Inc.

318 S. Loudoun Street, Winchester, VA 22601

Monday - Friday 9 am to 5 pm

Saturday 9 am to 1 pm

CALL JIM GOLLADAY 540-662-6195



662 Passage Road • \$1,650/Month

2 Bedrooms, 1 bath, stove, refrigerator, laminate and carpet, washer/dryer hookup, in town location. Application in one person's name, 650+ credit score. No suits, no judgment, no collections. No pets. No vaping/smoking.

Please visit www.inhomes.com to see our other available properties



For additional information or to advertise
Call 540-723-9991 or Email
ads@rentalpropertiesmonthly.com

Rental
The Northern Shenandoah Valley's
PROPERTIES
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www.rentalpropertiesmonthly.com

BERRYVILLE/CLARKE COUNTY

517 Cobbler Drive - Basement Studio Apartment: \$1350/month and ALL UTILITIES ARE INCLUDED!! NEW KITCHENETTE!! This studio unit can be partially furnished if desired. Access to the unit is through a private entrance in the back. 2 large rooms (living room, kitchenette, bedroom) and full bath make up the apartment. The kitchenette has a new SS refrigerator and granite counters! Laminate flooring, newly updated bathroom with tiled shower and covered patio. Private full bath and closet area. Scheduled use of laundry. **Tenant is to get post office box for personal mail delivery. Owner may consider a shorter term lease - 3-6. No Smoking allowed in or on the property. This is the basement only - tenant will not have access to the entire house. Basement square footage is approximately 1000SF.**

209 Page Street – Berryville \$1500/month: Close to downtown for shopping and dining and the parks is this 3 bedroom, 2 level townhouse with updated bathrooms, new carpet, new vinyl plank in the kitchen and 1/2 bath-laundry room, freshly painted throughout. Secure, storage closet attached. Unfinished basement for storage only. Full size washer and dryer are located on the main level in the 1/2 bathroom and are in “as-is” condition / will not be replaced. **No pets and no smoking. Tenant is required to obtain Renter’s Insurance.**

Price Reduced!!! \$1900/month 987 Annfield Road – Clarke County: 3 bedroom, 1 ½ bath farmhouse with hardwood floors, several newer windows and doors along with enclosed upper and lower porches! Large living and separate dining rooms. Most rooms have window blinds and ceiling fans. Detached carport / open storage. Lot size is approximate as house is part of larger parcel which is a working farm. **Smoking is not permitted. Good credit and references required. 2 vehicles allowed only! Only 5 minutes to Berryville or to Boyce!**

FREDERICK COUNTY/WINCHESTER

190 Sherando Circle – The Village at Sherando – Stephens City \$1675/month: End unit 3 bedroom, 2½ bath townhouse - close to Sherando High School, parks, shopping and commuter routes! Walking trail behind unit. Completely painted interior! New carpet and vinyl throughout! New hot water heater! Electric range, refrigerator, dishwasher and washer/dryer hook-ups. Rear deck and attached secure storage closet. Renters Insurance required. **No smoking or vaping. No pets. Tenants responsible for all utilities and renters insurance. Minimum 625 credit score required.**

107 Columbia Circle – Stephens City \$2150/month: Spacious 4 bedroom home with over 2600sf and a 2 car garage on large landscaped lot in a cul-de-sac backing to community common area. Large rooms - lots of light and storage. 3 Walk-in closets. Master bedroom features sitting room, bathroom with dressing area, double vanity sinks and walk-in cedar lined closet! Large bright sunroom/office with skylights can be accessed through house as well as having separate exterior entrance. 3 HP units/central air. Possible entry level bedroom/additional office. **Owner pays HOA Fee. LA process apps & lease. Fireplace not to be used. NO PETS NO SMOKERS. Owner looking for long term tenant and is requiring good credit without any collections/evictions. Owner is a licensed VA Realtor.**



Happy-New-Year!

Jim Barb Property Management requires credit check, employment verification and security deposit equivalent to the monthly rent. ALL properties are NO SMOKING and renters insurance is required. Pets allowed in some rentals on a case-by-case basis.

Call Barbara Gaul, Property Manager (540)955-4600

Property Management • 25 West Main St., Berryville, VA 22611



Jim Barb Realty, Inc. www.jimbarbpm.com

Nichols Construction Properties, LLC

We have 3 operating Facilities: Cedarwood, Maplewood and Birchwood Terrace, all located in Stephens City, VA.

We pride ourselves on clean and well maintained apartments.

We have laundry facilities at all 3 complexes, fenced-in dumpster area and a new playground area, along with the community area.

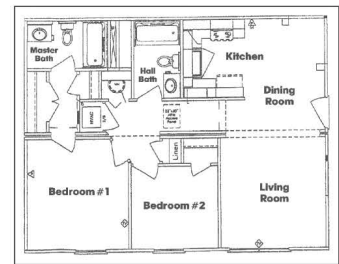
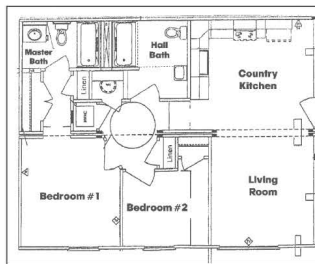
CEDARWOOD TERRACE

Now Leasing \$950 Rent/Security Deposit
(Option For Rent Adjustment To Include Utilities)

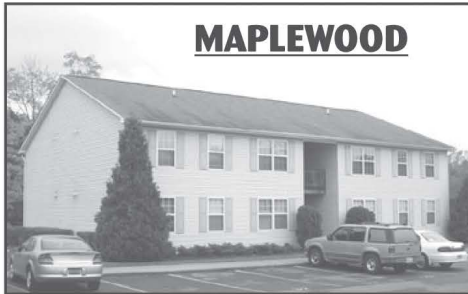


24 Spacious 2 bedroom 2 bath apartments with wall-to-wall carpet, new energy saver appliances, cable hook-up, heating-A/C units, water/sewer fees paid. Trash service on site. ADA units available. Pets allowed: 20 lbs. full grown/vet records. Yearly Non-Refundable fee of \$200 per pet. Credit report fee: \$20 per application.

Great Commuter Location, access to all major highways, yet still enjoy a quiet, safe country environment.



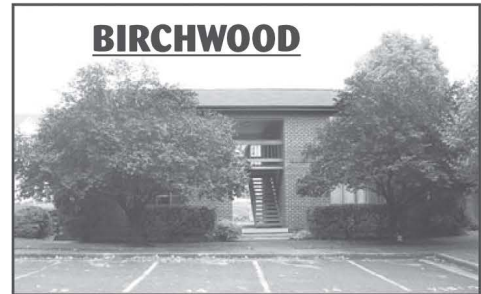
MAPLEWOOD



**1 Bedroom, 1 Bath
2 Bedrooms, 1 Bath
2 Bedrooms, 2 Baths**

**Price Range:
\$700-\$850**

BIRCHWOOD



All apartments equipped with Stove, Refrigerator, Central air/heating, Cable hookup and Personal storage area.

A Laundry facility is located at each site. A Picnic area and playground is on site.

Small pets permitted with Vet records. \$200 Yearly Pet Fee.

Application required along with Credit report Fee: \$20 per Application. *1st Month Rent/Security Deposit*

Managed by Nichols Construction Properties LLC

AVAILABLE NOW!

BERRYVILLE APARTMENT...

2 Bedrooms, 1 bath.

\$900/Month

Includes water/sewer/trash

For Further Information Contact: Carla Shirley at 540-868-0065

carla@jimnicholsconstruction.com

Office Location: 5113 Comer Drive, Stephens City, VA 22655



Molden Real Estate Corp.

Visit us at www.moldenrealty.com

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OFFICE SPACE Coming Available Soon!**



FREE Online Application Process!
at www.moldenrealty.com

Property Manager: Kevin Sager

Phone: 540-662-4116 • Fax: 540-662-3747
2400 Valley Avenue • Winchester, VA 22601





OliveTree

PROPERTY GROUP LLC

Misty Miller, Broker

2019 S. Loudoun St,
Winchester, VA 22601

Office: 540-313-4166

Email:
olivetreepropgroup1@gmail.com

**153 Oxbow Drive
\$1850/month**



Spacious 3 level townhome in Strasburg. Commuters this is within 5 minutes of I81 and I66. Ready for occupancy! Fenced rear yard. No Smoking.

**108 Sante Fe Court
\$1675/month**



3 bedrooms 2½ baths, 1 car garage, walk in closets, Rec room, and more. "Designed for an Active Lifestyle" by Brookfield Residential come enjoy, not only this fantastic townhome, but a community featuring indoor Sportsplex and Pirate Waterpark, swimming pools, playgrounds, bike race track, dog park, trails, and green spaces. No Smoking. Pets case by case.

**2642 Daniel Terrace
\$1900/month**



Rare find in City of Winchester! 3 Bedroom 2.5 bathroom townhome nearly 4 levels with vaulted ceilings in bedrooms, and a loft over the primary bedroom. Wood floors on main level, new flooring throughout rest of the home. Entire unit freshly painted. Basement garage. Laundry room w/ washer & dryer. HOA handles mowing, snow removal, and spring/fall pruning. Owner is licensed Realtor. No smoking. Pets case by case.

**102 Chinkapin Drive
\$1550/month**



3 Bedroom 1½ bathroom interior townhouse with new appliances, paint, flooring and a fenced backyard. No Smoking. Pets Case by Case.

Struggling to manage and promote your rental properties? OliveTree Property Group LLC is a full service real estate company specializing in rental property management. OTPG provides the branch to turn your housing conflicts to a peaceful conclusion. **Call us TODAY 540-313-4166!**

• Long or short term management • 24 Hour access to your property accounts • Detailed accounting • Eviction assistance • Full service leasing • Tenant screening



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WINCHESTER ~ SENSENY ROAD AREA



3 bedroom, 1 bath ranch house. New kitchen cabinets, quartz countertops, and stainless steel appliances. New carpet. Fenced-in backyard. Washer & dryer hookups. All electric. **\$1,595/month plus security deposit.**



**STEPHENS CITY
MAIN STREET AREA**

3 Bedroom, 1 bath townhouse. Central air. Recently updated kitchen with dishwasher and microwave. Recently replaced windows. Washer & dryer hookups. All electric.

**\$1,395/month
plus security deposit.**



**WINCHESTER
BROOKLAND HEIGHTS**

2 Bedroom, 1 bath townhouse. Recently refinished hardwood floors. Washer & dryer hookups. All electric.

**\$1,495/month
plus security deposit.**

WINCHESTER ~ SENSENY ROAD AREA

Photo Similar!



NEWLY REMODELED
3 Bedroom, 1 bath ranch house. New kitchen cabinets, quartz countertops, and stainless steel appliances. New flooring throughout. New bathroom fixtures. New windows. Washer & dryer hookups. All electric.

\$1,595/month plus security deposit.

Pets considered on case-by-case basis

YATES MANAGEMENT CORPORATION

High Quality Rental Properties

Contact Amanda Yates at (540)664-4193

Email: yatesmanagement.leasing@gmail.com



*Happy
New Year!*

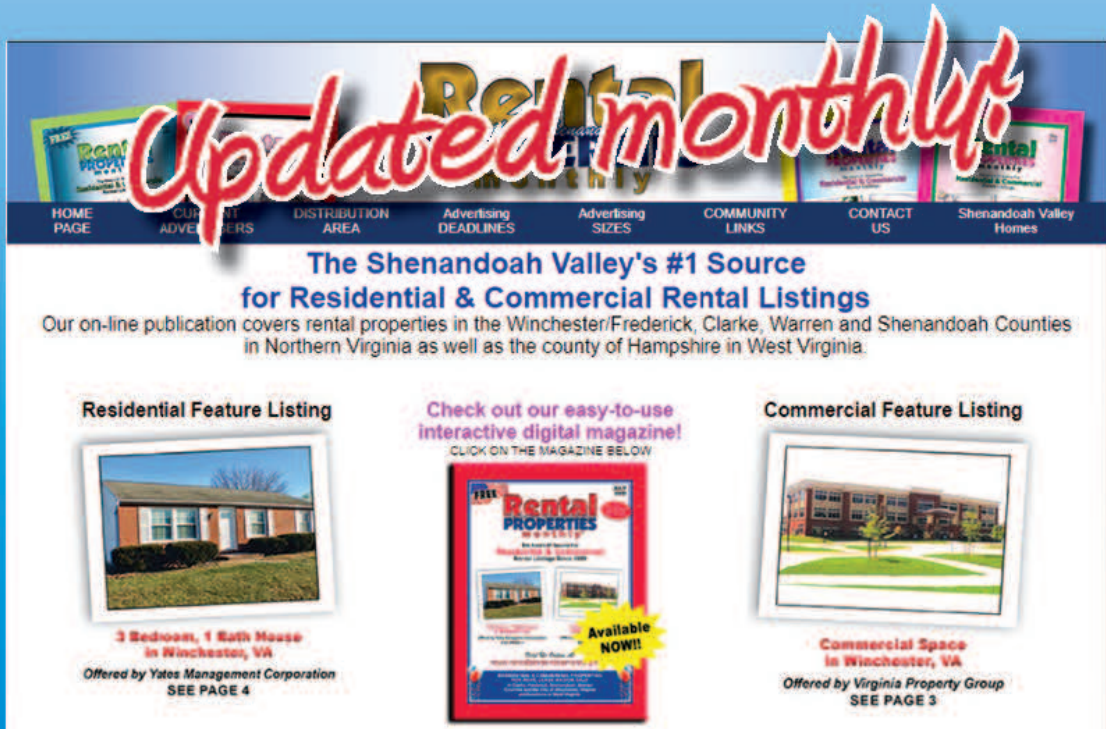
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**The Shenandoah Valley's #1 Source
 for Residential & Commercial Rental Listings**


Our on-line publication covers rental properties in the Winchester/Frederick, Clarke, Warren and Shenandoah Counties in Northern Virginia as well as the county of Hampshire in West Virginia.

Residential Feature Listing




**3 Bedroom, 1 Bath House
 in Winchester, VA**
 Offered by Yates Management Corporation
 SEE PAGE 4

Check out our easy-to-use
 interactive digital magazine!
 CLICK ON THE MAGAZINE BELOW



**Available
 NOW!!**

Commercial Feature Listing



**Commercial Space
 in Winchester, VA**
 Offered by Virginia Property Group
 SEE PAGE 3

VPG VIRGINIA PROPERTY GROUP, INC.



SALES & LEASING

3050 Valley Avenue, Ste. 110
Winchester, VA 22601

(540) 722-4500

RESIDENTIAL RENTALS

455 N. Loudoun Street, Apt. 8 – 2 Bedroom, 1 bath apt. on first floor. Apartment has carpeting, kitchen with appliances, granite counters plus a stack washer/dryer. Central air/heat, plus two reserved parking spaces. **Tenant pays electric/Landlord provides reasonable water/sewer. \$1,350.00/Month. No pets or smoking/vaping, please!**

117 S. Cameron Street, Apt. 2 – Very small (less than 225SF) 1 Bedroom, 1 bath walk-up apartment on 2nd floor with hardwood floors, and electric baseboard heat. Stove, refrigerator, and window a/c unit. **Tenant pays all utilities. \$625.00/Month. No pets or smoking/vaping, please!**

COMMERCIAL RENTALS

4740 Martinsburg Pike, Unit 5 – Nice 1,200 sf space with open floor plan and storage space with one restroom. Ideal for office or retail. Existing leases prohibit vape or tobacco shops and parking not adequate for church use. **\$13.50 sf base rent, plus \$2.00 CAM and \$50.00 water/sewer charge for a total monthly rent of \$1,600.00. Tenant pays electric.**

4740 Martinsburg Pike, Unit 11 – Nice 2,580 sf end cap commercial space with open floor plan and separate office/storage space with one restroom. Ideal for office or retail. Existing leases prohibit vape or tobacco shops and parking not adequate for church use. **\$13.50 sf base rent, plus \$2.00 CAM and \$50.00 water/sewer charge for a total monthly rent of \$3,382.50. Tenant pays electric.**

1855 Senseny Road, Suites 23-24 – Former bank building with vault and drive-thru window, recently used as a builder's sales office. Showroom/retail area, two private offices, vault, storage area, two drive-thru windows. Perfect for office or retail. **Tenant pays gas heat and electric. Landlord pays reasonable water and sewer. 2,800 square feet. \$12.50/SF or \$2,916.00/Month. Tenant pays percentage of yearly real estate taxes.**

1011 Berryville Avenue – 527 sq. ft. of office space with large reception area, 2 offices and 1 restroom. **Tenant pays electric. Owner pays water/sewer, provides dumpster and snow removal. \$750.00/Month.**

225 N. Cameron Street – 606 sq. ft. spacious 3 room office suite located in Historic Winchester located on the 2nd floor – no elevator. One off street parking space. **Tenant pays electric. Owner pays water/sewer, provides snow removal, and dumpster for office trash. Central air conditioning and heat. \$550.00/Month.**

*Happy
New Year!*



WE HAVE OTHER COMMERCIAL PROPERTY TOO! CALL FOR DETAILS AND LOCATIONS.

Call for availability, pet information and updates.

All rentals require one (1) year lease, credit check and security deposit.



PAGE-BROOKE RENTALS



Area's Largest Rental Office
With Over 960 Apartments
From Which To Choose!
Over 20 Full Time Maintenance
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Hours: Mon. - Fri. 7:30 AM - 4:30 PM

***\$500 Security Deposit
With Approved Credit**

(540) 667-7293

Commerce Street Self Storage

296 Storage Units

• Fenced Property • Well Lit Facility • Individual Locks • Month to Month Leasing

5X5 - \$45

5X10 - \$60

10X10 - \$95

10X15 - \$130

20X30 - \$265

CONVENIENT IN-TOWN LOCATION



Orchardcrest Apartments



1 - 2 - 3 Bedroom Units - **All Utilities Included!**

1 Bedroom - \$900/Month

2 Bedroom - \$1000/Month

3 Bedroom - \$1100/Month

Burning Tree

TOWNHOUSES



APARTMENTS



2 Bedroom Townhouse - \$995/Month

1 Bedroom Apartment - \$725/Month

2 Bedroom Apartment - \$750/Month

Northside Village Townhouses



Two bedrooms, huge kitchen with stove, refrigerator, dishwasher, central air conditioning, wall to wall carpet-gas heat and gas hot water-very low utility charges. **\$995/month.** North end location. Water

and sewer provided.

Treetops Park



Treetops Park is a seven building, 52 unit apartment complex. This quiet community features high quality apartments on well maintained grounds. Our modern, spacious one and two bedroom apartments offer you the best in amenities and VA living.

Old Towne Apartments



One block from Old Towne mall with off street parking. 1 Bedroom, 1 bath. **\$750/Month.**

Water/sewer included.

Country Club Pines



Two bedroom apartments. Located off Senseny Road. Stove, refrigerator, central air conditioning,

dishwasher, large bedroom. **\$975/month.** Heat, water and sewer included in rent. Beautiful landscaping.

**Many other Properties
Available in Winchester,
Leesburg, and Martinsburg.**

**Call for information on
these other properties.**

(540)-667-7293

www.pagebrooke.com



BP Properties

540-662-7705

117 South Kent St.,
Winchester, VA 22601

Happy New Year



APARTMENTS & TOWNHOUSES IN DOWNTOWN WINCHESTER

Many Apartments and Townhomes available starting at \$950/month.

(Some include heat and some utilities)

NOW AVAILABLE

22 W. Monmouth St. #2 - 1 Bedroom, 1 bath. H/W/S/T included. Gas. **\$895/Month.**

710 S. Cameron St. #2 - 1 Bedroom, 1 bath. W/S/T included. **\$950/Month.**

339 N. Loudoun St. #3 - 1 Bedroom, 1 bath. H/W/S/T included. Gas. **\$995/month.**

710 S. Cameron St. #1 - 1 Bedroom, 1 bath. H/W/S/T included. HVAC. **\$1,025/Month.**

HOUSES

103 Redwood Lane - 2 Bedroom, 1 bath house. **\$1,495/month.**

119 Fredericktown Drive - 2 Bedroom, 2 bath house. **\$1495/Month.**

574 N. Kent Street - 4 Bedrooms, 2 baths. Electric. **\$1,595/Month.**

332 Shawnee Avenue - 4 Bedrooms, 2 baths. CAC. **\$1,750/Month.**

119 Cherry Hill Circle - 3 Bedrooms, 1½ baths. CAC. **\$1,750/Month.**

2000 Martinsburg Pike - 4 Bedrooms, 1½ baths. **\$1995/Month.**

COMING SOON

890 Plymouth St. - 1 Bedroom, 1 bath. Garage. Gas/CAC. **\$1,050/Month.**

333 N. Loudoun St. #1A - 2 Bedroom, 2 bath. W/S/T included. **\$1,050/Month.**

Some Units are Pet Friendly!



Lambden Court - NOW AVAILABLE

100 Holliday Drive - 2 Bedrooms, 1 bath. **\$1,095/Month.**

1629 S. Braddock Street - 2 Bedrooms, 1 bath. **\$1,095/Month.**

***\$100/month allowed utilities.**

For a complete list of our vacancies:

Email: leasingagent@winchesterarearentals.com

