

Property Overview

110 S Pitt St, Alexandria, VA 22314

FOR SALE



PROPERTY DESCRIPTION

Presenting an exceptional opportunity, 110 S. Pitt Street is a historic 10,112-square-foot mixed-use property located in the heart of Old Town Alexandria, one of the Washington, D.C. region's most coveted submarkets. Originally built in 1850, this timeless asset blends Old Town's architectural charm with modern functionality and strong income potential.

The property features a thriving upscale restaurant occupying 5,056 square feet on the ground floor, complemented by four multifamily units on the second level. Of these residential units, one is leased to a long-term tenant, two operate as successful Airbnb rentals, and one is currently available—offering flexibility and immediate upside potential.

Zoned CD (Commercial Downtown), the property allows for a variety of commercial and residential uses, catering to both owner-operators and investors seeking a rare, income-producing opportunity in a premier location. With its diverse revenue streams, historic appeal, and prime positioning within the Washington, D.C. metro area, this asset represents a truly unique addition to any real estate portfolio.

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PROPERTY HIGHLIGHTS - FLEXIBLE MIXED USE ASSET

- Prime Old Town Location
- Historic Character & Modern Appeal
- Diverse Income Streams
- Zoned CD (Commercial Downtown)
- High Barrier-to-Entry Market
- Strong Demographics
- Exceptional Accessibility

OFFERING SUMMARY

Sale Price:	\$6,750,000
Number of Units:	5
Lot Size:	8,193 SF
Building Size:	10,112 SF
Pro Forma NOI:	\$296,159.00
Pro Forma Cap Rate:	4.39%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,147	4,146	14,348
Total Population	2,361	8,433	26,310
Average HH Income	\$240,055	\$231,749	\$203,565