

# OLD TOWN BUILDING FOR SALE

109-111 S. FAIRFAX STREET

Alexandria, VA



Presented by:

**Mike Porterfield** 703.836.6558 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)



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Alexandria, VA

TARTAN  
PROPERTIES



## OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	4,560 SF
Lot Size:	2,220 SF
Price / SF:	\$460.53
Current NOI:	\$82,267
Cap Rate:	4.45%
Annual NOI:	\$82,267
Year Built:	1770
Zoning:	(CD) Commercial Downtown

[TAKE VIRTUAL TOUR](#)

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 109-111 South Fairfax Street, Alexandria, VA. This historic 4,560 SF building, dating back to 1770, offers a prime location in the heart of Northern Virginia's Commercial Downtown district. The property boasts 100% occupancy with multiple tenants, presenting an ideal income-producing asset. With room for rent growth and management efficiencies, as well as the potential for operating expense sharing through new leasing agreements, this property offers a solid foundation for a savvy investor. All tenants are currently on month-to-month leases, providing flexibility for future plans and one lease expiration. This is a rare chance to acquire a piece of history with substantial investment potential.

## VALUE ADD OPPORTUNITY

- Multiple tenants
- Room for rent growth
- All tenants are month to month with one upcoming lease expiration

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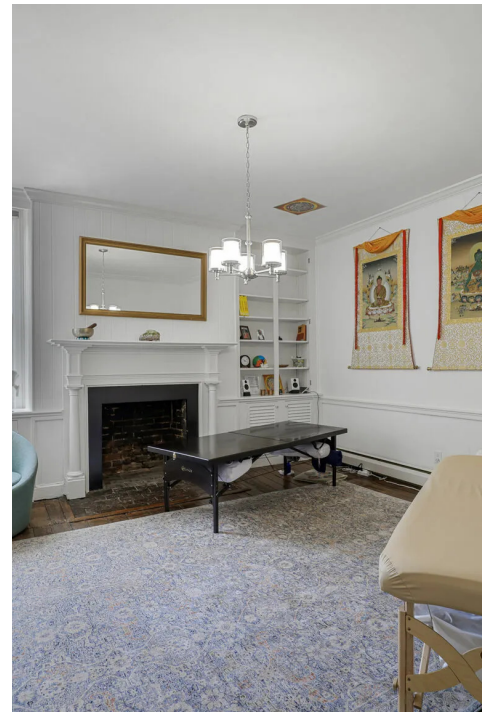


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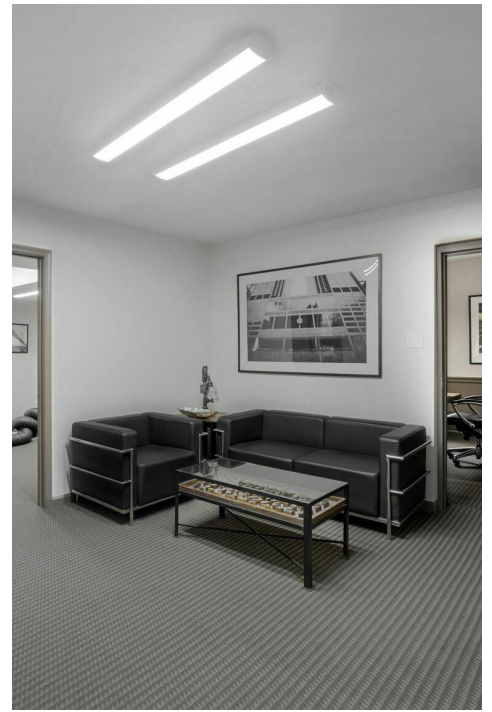
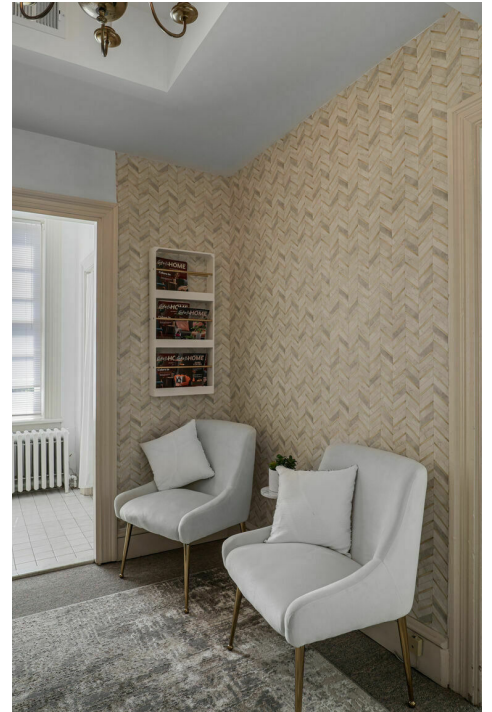


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# 109-111 S. FAIRFAX STREET

## MONTHLY RENT ROLL

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SUITE	TENANT NAME	MONTHLY RENT	LEASE END
Retail (1B)	Retail store	\$825	month to month
Basement	Office Space	\$600	month to month
1A	Interior Decorator	\$825	month to month
2A	Office Space	\$350	month to month
2B	Real Estate Broker	\$750	month to month
2nd Floor #3	Massage Therapy	\$775	5/31/2026
3A	LCSW Office	\$625	month to month
3B	Psychologist	\$675	month to month
1	Massage Therapy (2 rooms)	\$1,200	month to month
2	Office space	\$2,000	month to month
<b>TOTALS</b>		<b>\$8,625</b>	
<b>AVERAGES</b>		<b>\$863</b>	

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# 109-111 S. FAIRFAX STREET

## RENT INCOME AND ANNUAL EXPENSES

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### INCOME SUMMARY

Tenant Rent Income \$114,180

**GROSS INCOME \$114,180**

### EXPENSES SUMMARY

American Water \$802

AlexRenew (wastewater) \$1,447

Electric \$3,744

Gas \$1,263

Cleaning \$610

Repairs \$5,342

Taxes \$18,704

Insurance \$4,586

**OPERATING EXPENSES \$36,499**

**NET OPERATING INCOME \$82,267**

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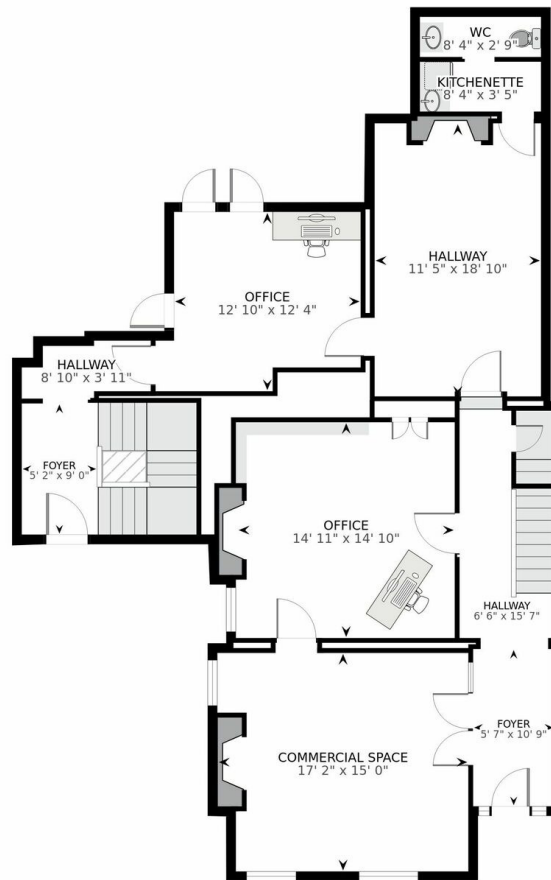
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# HISTORIC BUILDING FOR SALE

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ALEXANDRIA, VA

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MAIN FLOOR Inside Area 1318 ft<sup>2</sup>



0.26.21

All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

1st Floor - 109 - 111 S. Fairfax Street

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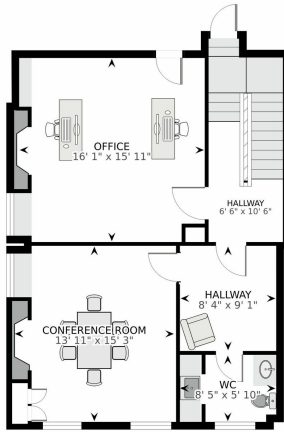
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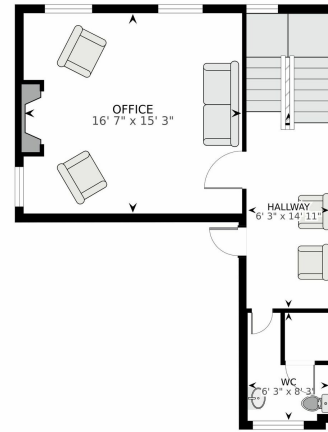
SECOND FLOOR Inside Area 720 ft<sup>2</sup>



0.26.21

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THIRD FLOOR Inside Area 449 ft<sup>2</sup>



0.26.21

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2nd Floor - 109 S. Fairfax Street

3rd Floor - 109 S. Fairfax Street

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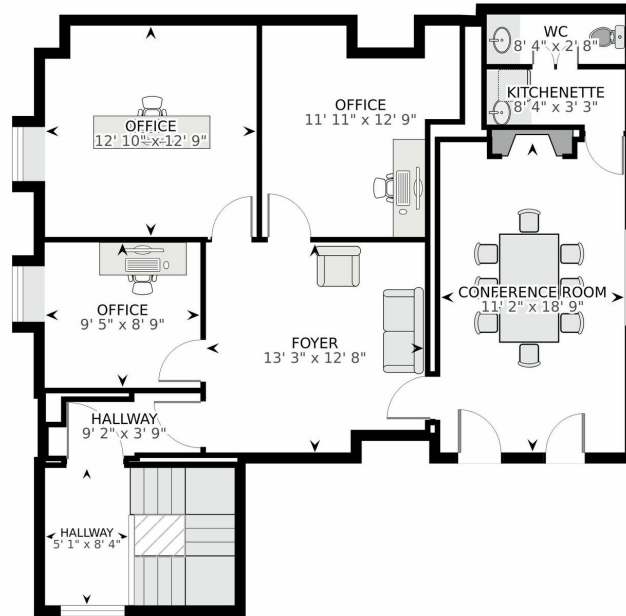


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ALEXANDRIA, VA

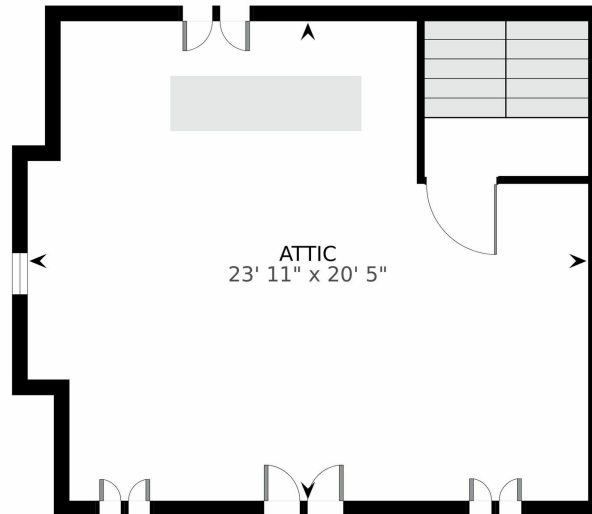
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111 S. Fairfax Street - 2nd Floor Office Suite

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ATTIC Inside Area 470 ft<sup>2</sup>



0.26.21

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109 S. Fairfax Street - Attic Level Vacant Office

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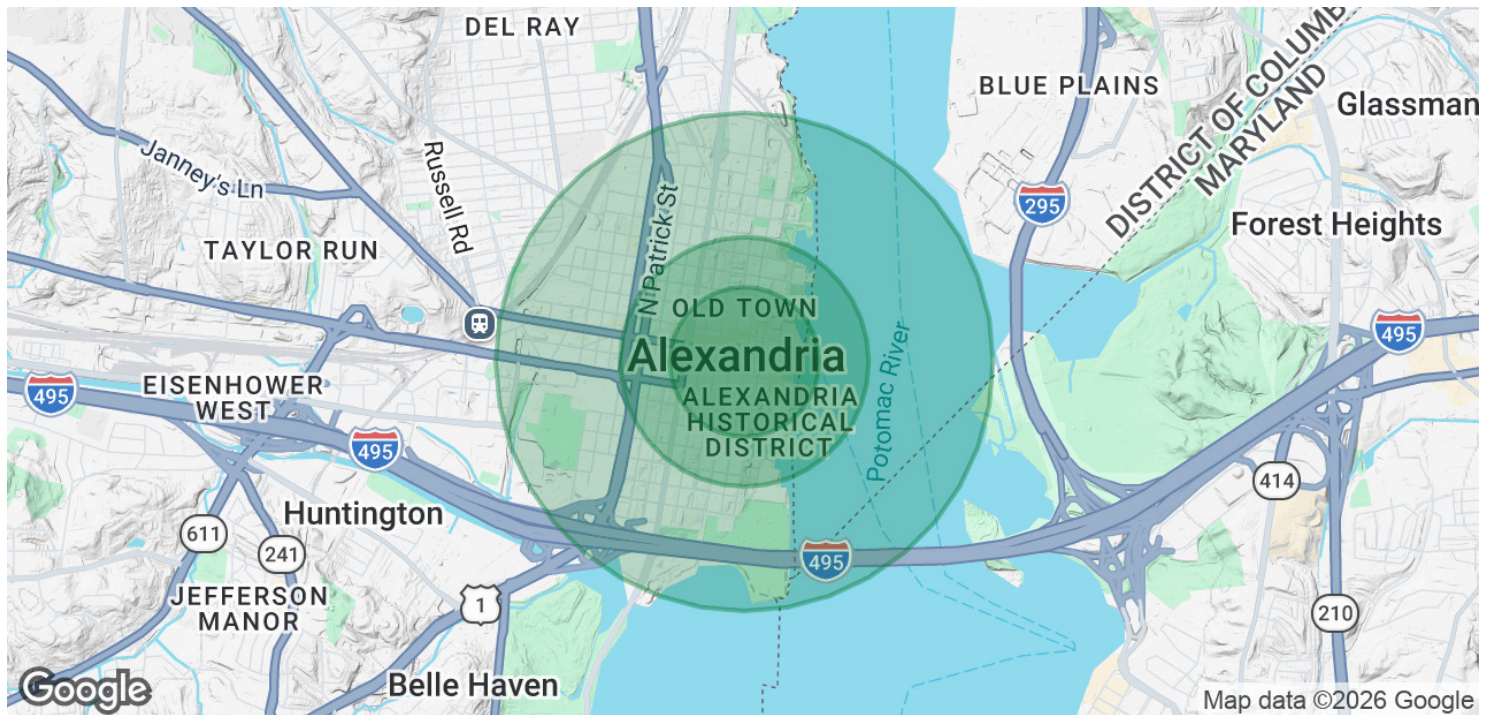


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# HISTORIC BUILDING FOR SALE

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,688	7,754	24,131
Average Age	49	47	43
Average Age (Male)	50	47	43
Average Age (Female)	48	46	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,303	3,904	13,070
# of Persons per HH	2.1	2	1.8
Average HH Income	\$248,689	\$235,039	\$206,050
Average House Value	\$1,390,872	\$1,260,608	\$1,002,791

2020 American Community Survey (ACS)

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EXCLUSIVELY MARKETED BY:



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