

**FOR SALE**

## INVESTMENT - OFFICE CONDOS

8629 SUDLEY ROAD MANASSAS, VA 20110



### OFFERING SUMMARY

Sale Price (Full Bldg): **\$1,203,199**

Cap Rate: 6.5%

NOI: \$78,207.96

Sale Price (Per Unit): See Pg. 2

Building Size: 5,410 SF

Zoning: B-4

Market: Washington DC

Submarket: Manassas

Parcel ID: 112-56-00-B-701,  
112-56-00-B-702,  
112-56-00-B-801, &  
112-56-00-B-802

### PROPERTY OVERVIEW

This freestanding office building totals 5,410 square feet and is comprised of 4 individual condos, which may be purchased together or separately. The property is fully leased, producing a net operating income of \$78,207.96, representing a 6.5% capitalization rate. This investment offers both stable in-place income and flexibility for investors seeking either a full building acquisition or smaller, individual units.

### LOCATION OVERVIEW

Positioned along Sudley Road in Manassas, this property offers outstanding visibility and high traffic exposure. It is located directly across the street from UVA Prince William Medical Center, a key healthcare destination in the region. The site provides immediate access to Rt. 234/Sudley Rd. and is just minutes from Rt. 28 and I-66, ensuring excellent connectivity throughout Northern Virginia. Surrounded by a strong mix of medical offices, professional services, and retail amenities, the property is ideally situated in a thriving commercial corridor that continues to attract businesses and clients alike.

#### PRESENTED BY:

**COLEMAN RECTOR**    **BRIAN SNOOK**  
*PRINCIPAL BROKER*    *COMMERCIAL AGENT*  
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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## INDIVIDUAL CONDO UNIT PRICING

Unit #	Size (SF)	2026 Rent (Ann)	NOI	Cap Rate	Price
101	1,344	\$18,964.08	\$18,964.08	6.50%	\$291,755.08
102	1,344	\$18,964.08	\$18,964.08	6.50%	\$291,755.08
201	1,361	\$18,859.20	\$18,859.20	6.50%	\$290,141.54
202	<u>1,361</u>	\$21,420.60	\$21,420.60	6.50%	<u>\$329,547.69</u>
	5,410				\$1,203,199.38

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## ADDITIONAL PHOTOS



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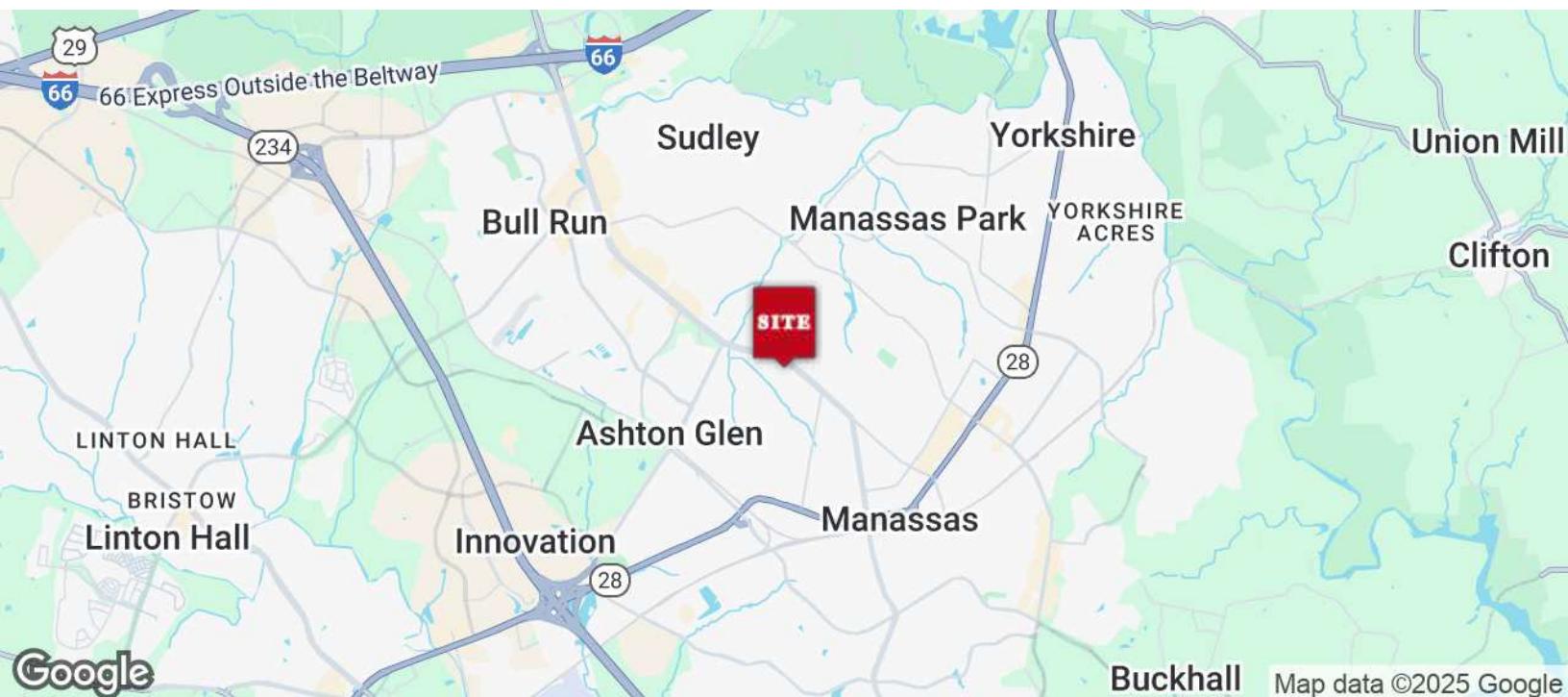


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## LOCATION MAP



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