

FOR SALE

TWO STORY OFFICE CONDO INVESTMENT

5136 LEESBURG PIKE STE 7 ALEXANDRIA, VA 22302



SALE PRICE **\$760,000**

OFFERING SUMMARY

Cap Rate:	4.54%
NOI:	\$34,513
Year Built:	1980
Building Size:	1,920 SF
Zoning:	C-2
Market:	Washington DC
Submarket:	I-395 Corridor
Parcel ID:	0623-11-0007

PROPERTY OVERVIEW

This fully leased office condo investment presents a rare opportunity to acquire an entire two-level office building with stable in-place income. The property is currently occupied by two tenants with leases extending through 11/30/2027 and 1/31/2029, providing a current NOI of approximately \$34,513.96. Configured across both the first and second floors, the property offers a functional layout featuring private offices, open workspaces, reception areas, storage space, restrooms, and kitchenette areas suitable for a variety of professional office users. The property is well maintained and offers an attractive opportunity for investors seeking consistent cash flow with staggered lease expirations.

LOCATION OVERVIEW

Located in the established Skyline Court professional plaza on Rt. 7/Leesburg Pike with 35,000 VPD! Ideal commuter location less than 1 mile from I-395 and within close proximity to other major thoroughfares such as Rt. 50, I-66, & I-495. This property is located in a designated Opportunity Zone!

PRESENTED BY:

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
703.330.1224
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$51,600.00
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EXPENSES SUMMARY

Real Estate Taxes	\$6,090.24
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Insurance	\$2,565.60
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Annual Condo Fee & CAM	\$8,430.20
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OPERATING EXPENSES	\$17,086.04
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NET OPERATING INCOME	\$34,513.96
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ADDITIONAL PHOTOS



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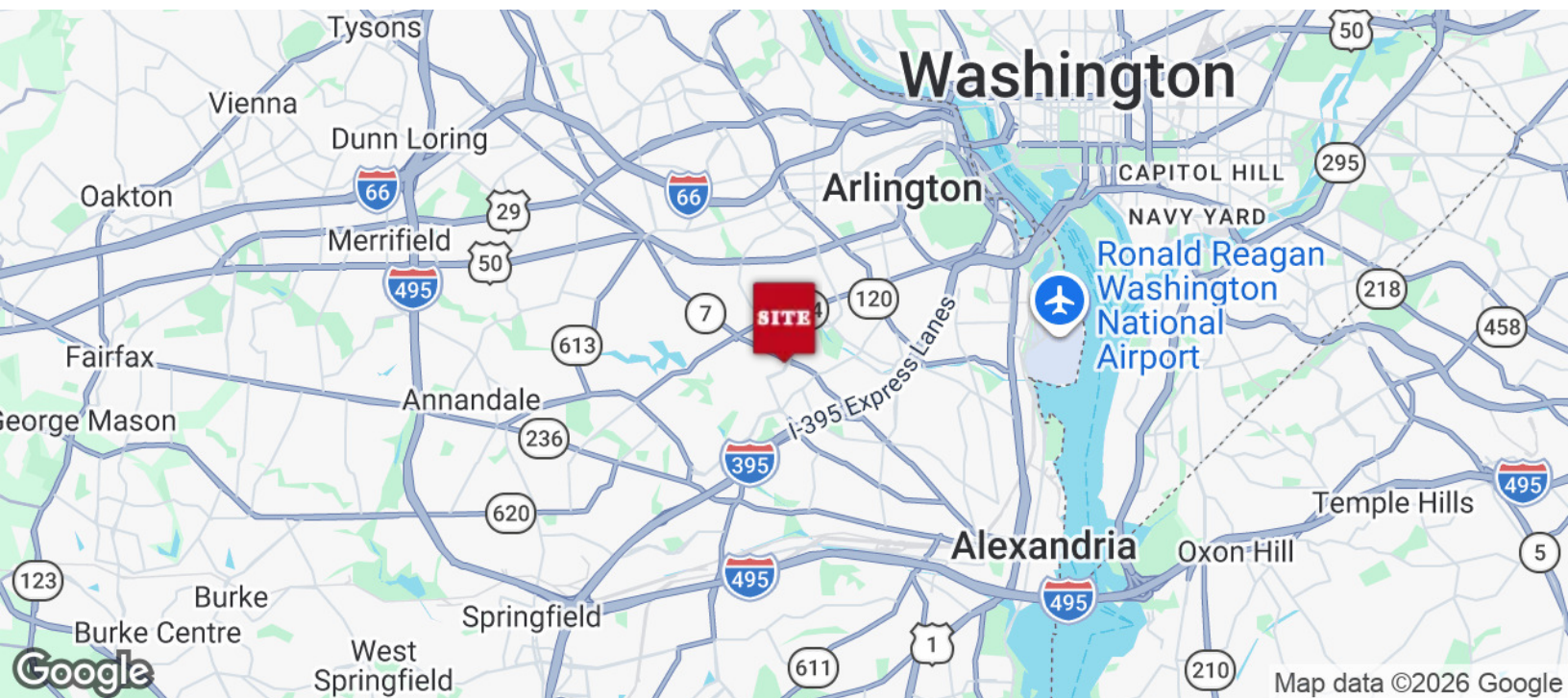
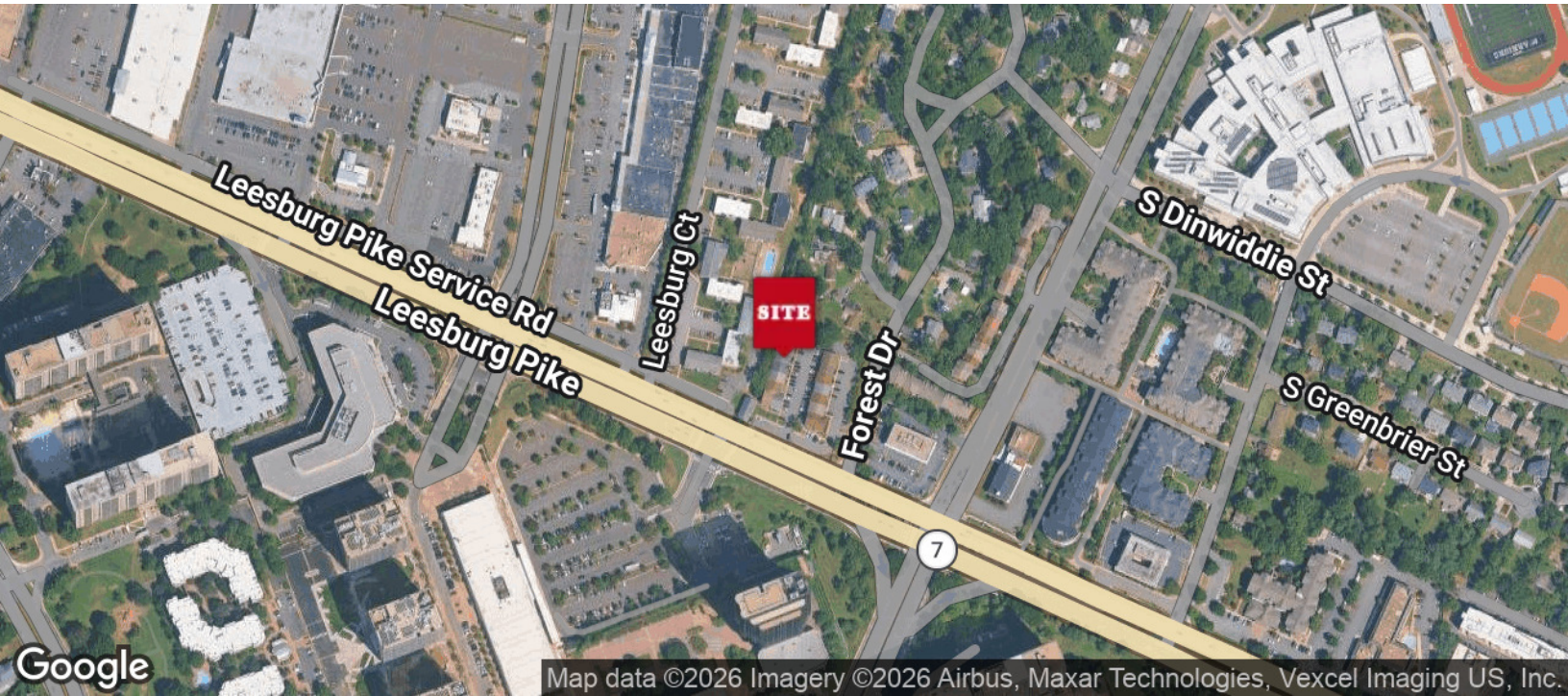
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LOCATION MAP



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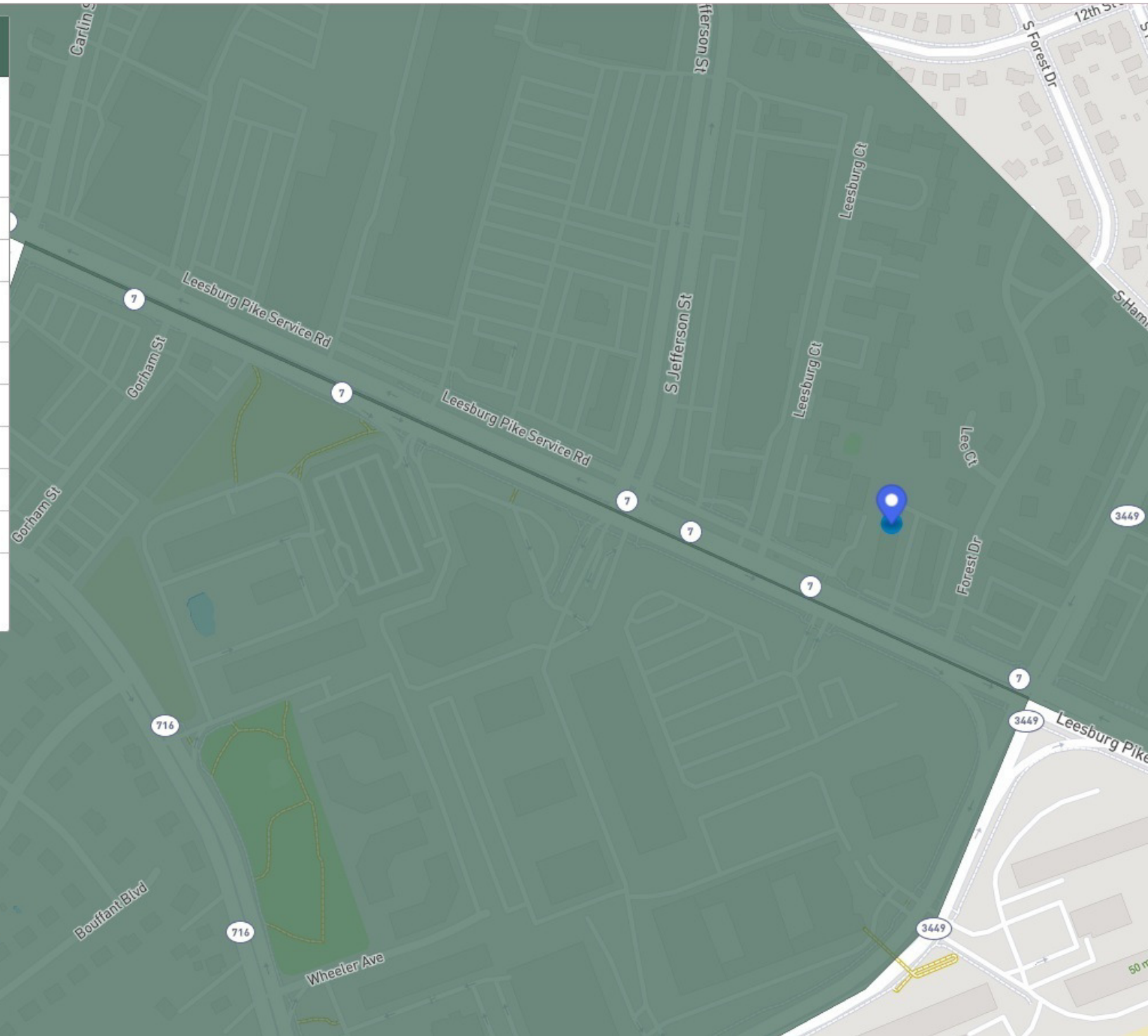
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DESIGNATED OPPORTUNITY ZONE



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