

# OFFICE CONDO FOR SALE

45 North Hill Dr., Suite 100, Warrenton, VA 20186  
Fauquier County



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## NEARBY RETAILERS



## OFFICE CONDO FOR SALE

- Price: \$1,625,000 (existing furniture can be included or removed).
- This office condo is Suite 100 that is 5,523 SF and is comprised of the entire 1st floor of 45 North Hill Drive, Warrenton, VA 20186.
- The overall office building is 10,946 SF and is located on 0.14 acres/6,055 SF.
- This condo does not include the second floor of the building which is comprised of Suite 202 (5,423 SF), which is Virginia Retina Center.

FOR SALE BY:

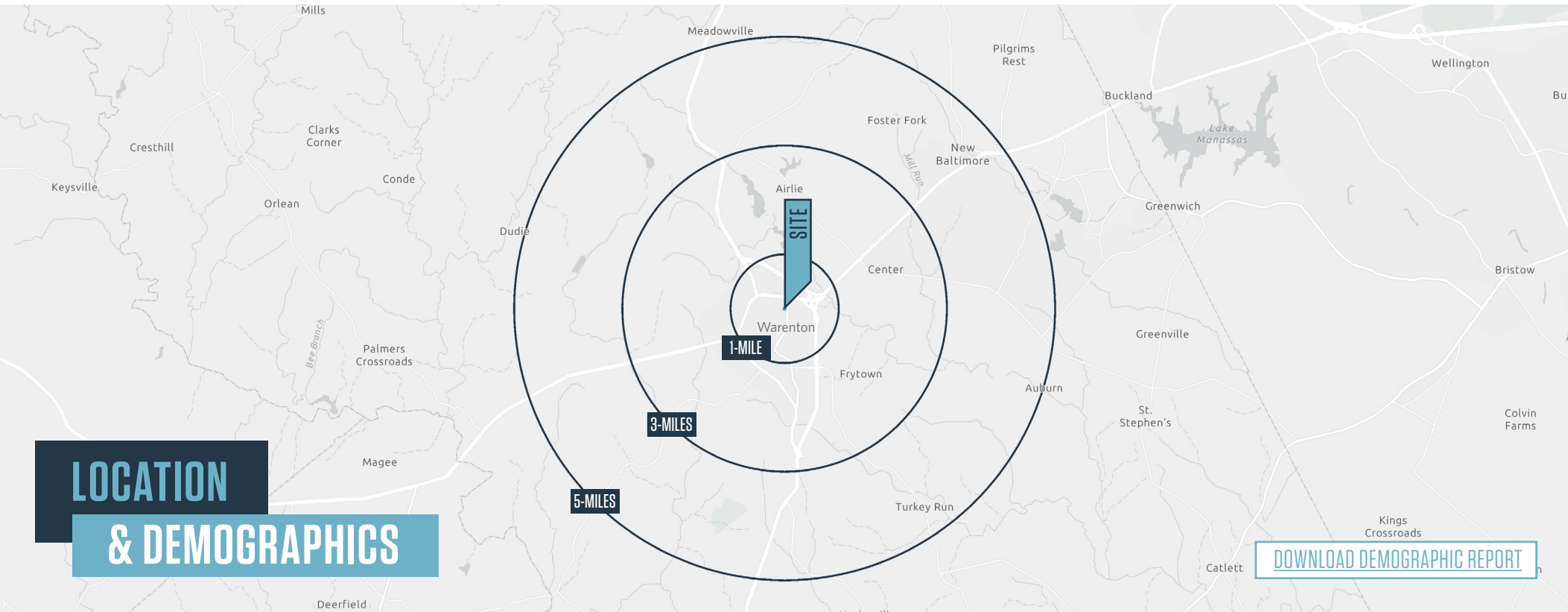
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## TRAFFIC COUNTS | 2024

|                  |            |
|------------------|------------|
| North Hill Drive | 2,212 ADT  |
| Blackwell Road   | 9,819 ADT  |
| Lee Hwy (Rt 29)  | 29,141 ADT |

|                                                                                     | 1-MILE                      | 3-MILES | 5-MILES |                                                                                       | 1-MILE                                | 3-MILES   | 5-MILES   |
|-------------------------------------------------------------------------------------|-----------------------------|---------|---------|---------------------------------------------------------------------------------------|---------------------------------------|-----------|-----------|
|  | Population<br>7,163         | 19,735  | 30,130  |  | Households<br>2,844                   | 7,378     | 11,005    |
|  | Daytime Population<br>7,819 | 15,392  | 17,064  |  | Average Household Income<br>\$127,761 | \$146,923 | \$161,487 |

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MARKET AERIAL



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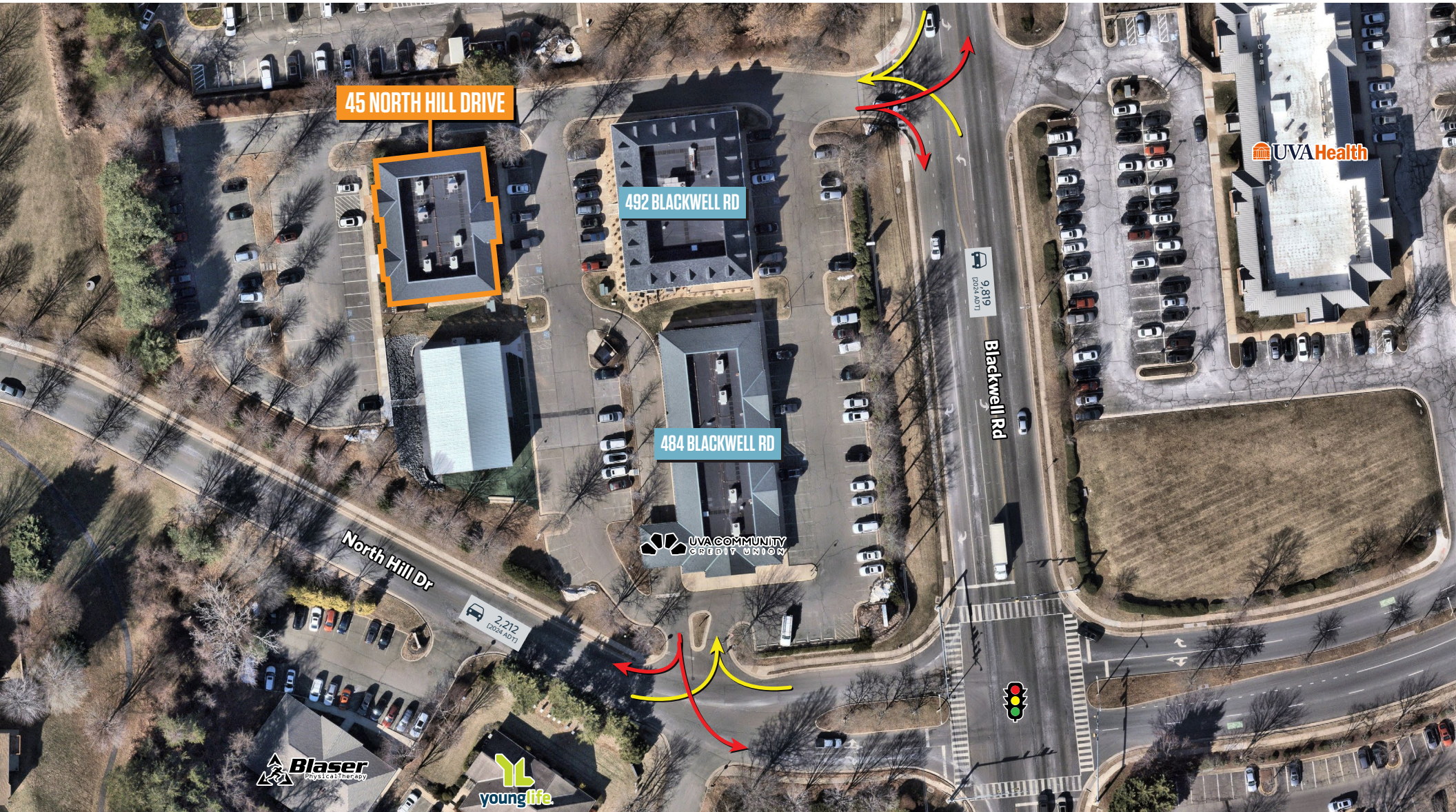
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CLOSE-UP AERIAL



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## SUITE 100 - 5,523 SF



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## PROPERTY DETAILS

### Property Details

| Lot Details          |                                                    |                                    |                                   | ^ |
|----------------------|----------------------------------------------------|------------------------------------|-----------------------------------|---|
| APN                  | 6984-47-9824-100                                   | PARCEL USE DESCRIPTION             | Office                            |   |
| ZONING CODE          | C                                                  | CALCULATED PARCEL SQ FT            | 5,991                             |   |
| CALCULATED ACRES     | 0.13752000033855438                                | FEDERAL QUALIFIED OPPORTUNITY ZONE | No                                |   |
| COUNTY LAND USE CODE | 400C                                               | LAND USE CODE                      | Commercial/Industrial (mixed use) |   |
| PROPERTY SUB TYPE    | Executive Office~Medical Office~Traditional Office | TOPOGRAPHY CODE                    | Above street level                |   |
| USE DESCRIPTION      | Comm - Indl                                        | WATER CODE                         | Municipal                         |   |

| Building Details               |               |                         |                                          | ^ |
|--------------------------------|---------------|-------------------------|------------------------------------------|---|
| BUILDING SQUARE FEET           | 5,523         | BUILDING COUNT          | 1                                        |   |
| STRUCTURE YEAR BUILT           | 2006          | NUMBER OF STORIES       | 1                                        |   |
| RESIDENTIAL DELIVERY INDICATOR | N             | USPS VACANCY INDICATOR  | N                                        |   |
| USPS VACANCY INDICATOR DATE    | 11/05/2024    | AIR CONDITIONING CODE   | Yes                                      |   |
| BATHS PARTIAL NUMBER           | 2             | BUILDING AREA           | 5,523                                    |   |
| BUILDING AREA INDICATOR        | Finished Area | BUILDING CONDITION CODE | Good                                     |   |
| BUILDING FOOTPRINT SQUARE FEET | 5,208         | BUILDING QUALITY CODE   | B                                        |   |
| EFFECTIVE YEAR BUILT           | 2006          | EXTERIOR WALLS CODE     | Brick                                    |   |
| FLOOR COVER CODE               | Tile          | HEAT CODE               | Heat Pump                                |   |
| HEATING FUEL TYPE CODE         | Electric      | INTERIOR WALLS CODE     | Gypsum Board/Drywall/Sheetrock/Wallboard |   |
| ROOF COVER CODE                | Asphalt       | ROOF TYPE CODE          | MANSARD                                  |   |
| SEWER CODE                     | Municipal     | STORIES NUMBER CODE     | 1 Story                                  |   |
| SUM GROSS AREA SQ FT           | 5,523         | SUM LIVING AREA SQ FT   | 5,523                                    |   |
| ASSET CLASS                    | A             |                         |                                          |   |

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# 45 NORTH HILL DRIVE

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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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