



COMMERCIAL REAL ESTATE

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SPECIAL PURPOSE PROPERTY FOR SALE

Church For Sale In Springfield VA

5610 INVERCHAPEL RD, SPRINGFIELD, VA 22151



K&M Commercial Real Estate 10530 Warwick Avenue Fairfax, VA 22030 | 703.734.2822 | crekm.com

EXECUTIVE SUMMARY

Church For Sale In Springfield VA 5610 Inverchapel Rd, Springfield, VA 22151



OFFERING SUMMARY

Sale Price:	\$3,025,000
Lot Size:	2.57 Acres
Year Built:	1964
Building Size:	9,840
Renovated:	2023
Zoning:	R3
Taxes:	\$0.00
Price / SF:	\$307.42

PROPERTY OVERVIEW

Introducing a remarkable opportunity for a Special Purpose / Church investor: the 9,840 SF religious facility at 5610 Inverchapel Rd, Springfield, VA. Built in 1964 and thoughtfully renovated in 2023, this property offers over 9,820 sq/ft of main level sanctuary and meeting space, complemented by multiple lower level classrooms. Situated on 2.55 acres and zoned R3, the property provides ample space for expansion and development. With convenient access to 495 and I-95, as well as 50+ parking spaces, this property presents an extraordinary environment for worship, community engagement, and growth.

PROPERTY HIGHLIGHTS

- - 9,840 SF religious facility with extensive renovation opportunities
- - Main level sanctuary and meeting space spanning over 7,000 sq/ft
- - Multiple lower level classrooms for diverse activities and programs
- - Zoned R3 on 2.55 acres, offering expansion and development potential
- - Convenient access to 495 and I-95

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PROPERTY DETAILS & HIGHLIGHTS

Church For Sale In Springfield VA 5610 Inverchapel Rd, Springfield, VA 22151



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Building Name	Church for Sale in Springfield VA
Property Type	Special Purpose
Property Subtype	Church
APN	0792 0303 C
Building Size	9,840 SF
Lot Size	112,045 SF
Year Built	1964
Year Last Renovated	2023
Number of Floors	2
Number of Buildings	1

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- - Main level sanctuary and meeting space spanning over 7,000 sq/ft
- - Multiple lower level classrooms for diverse activities and programs
- - Zoned R3 on 2.55 acres, offering expansion and development potential
- - Convenient access to 495 and I-95
- - Ample parking with 50+ spaces
- - Playground area adjoining a community park for outdoor activities and worship

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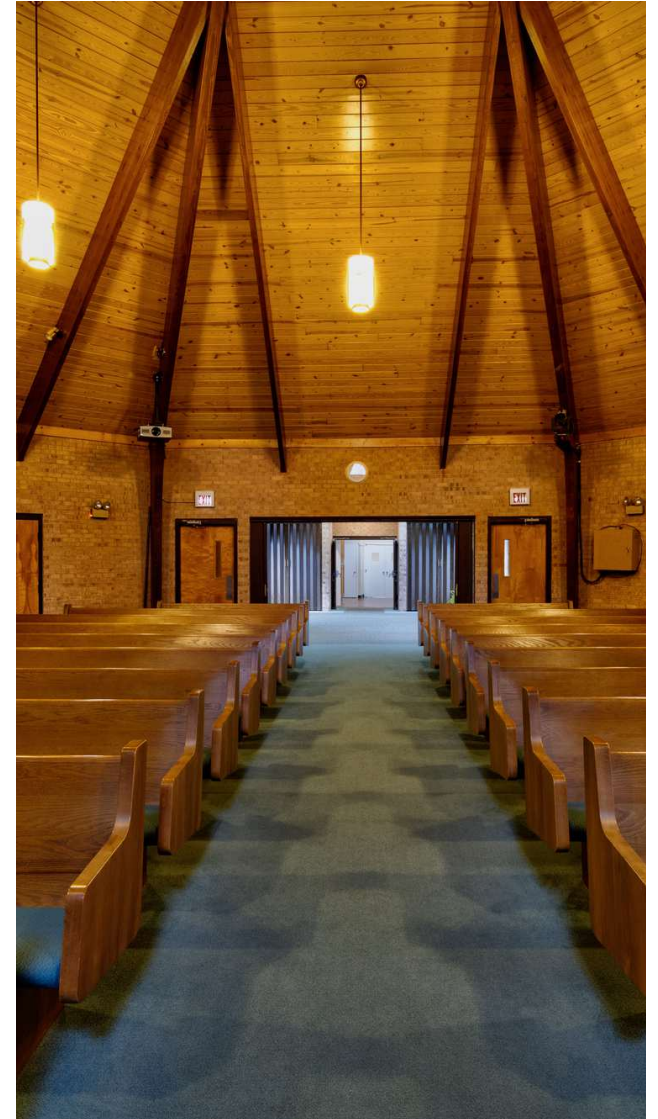
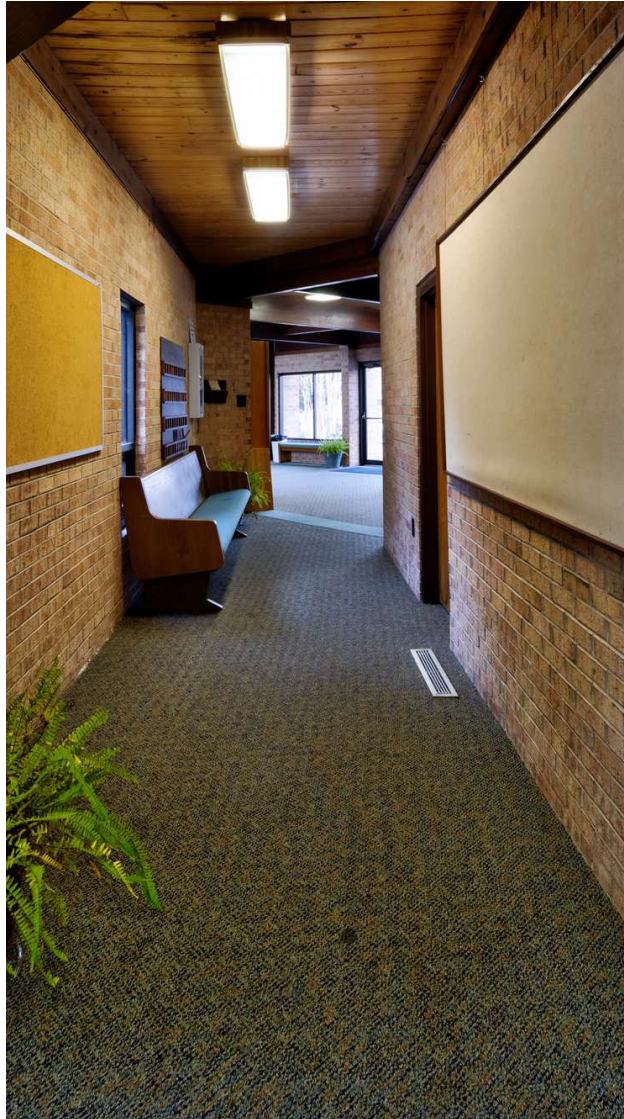
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ADDITIONAL PHOTOS

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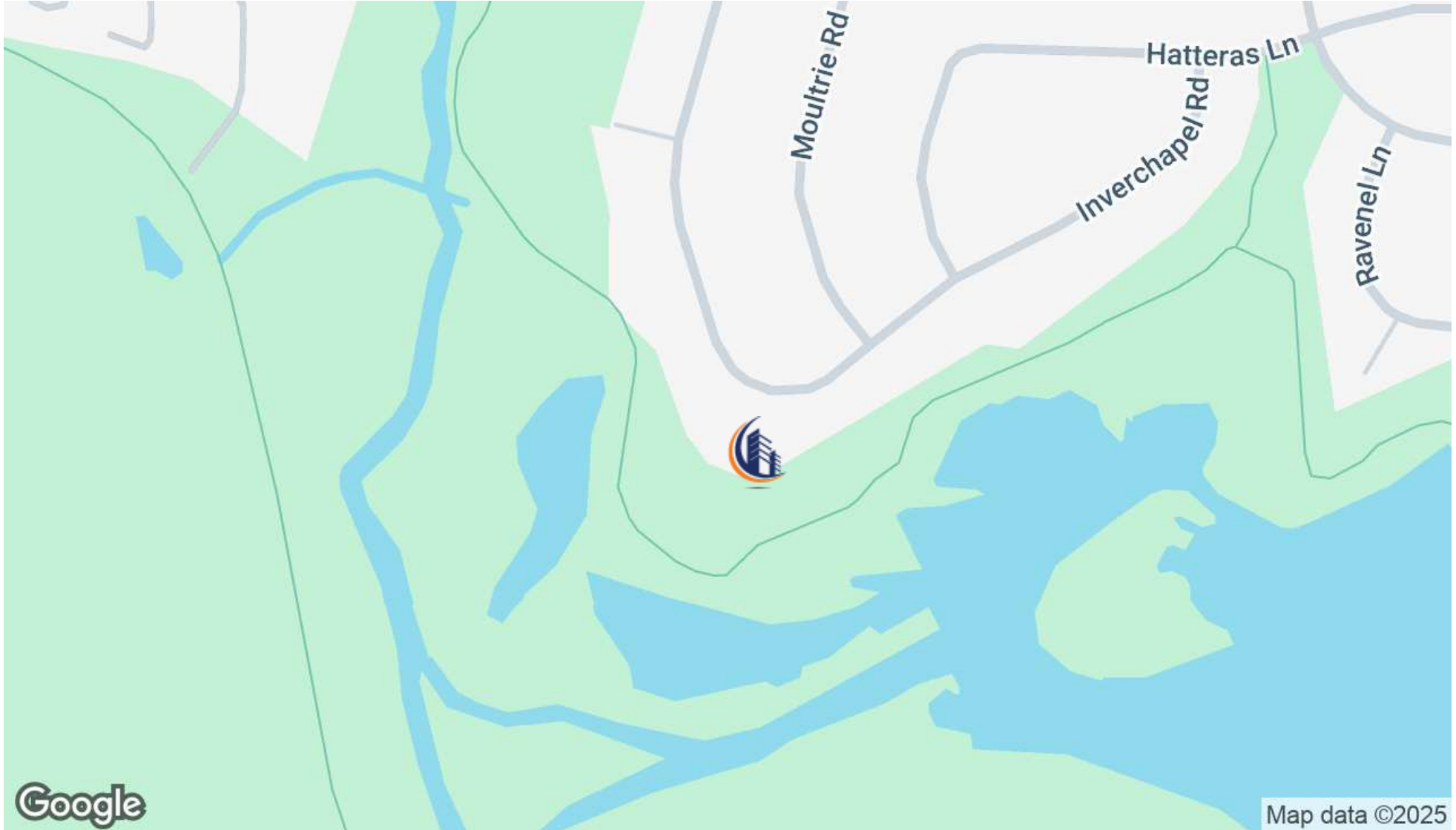
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LOCATION MAP

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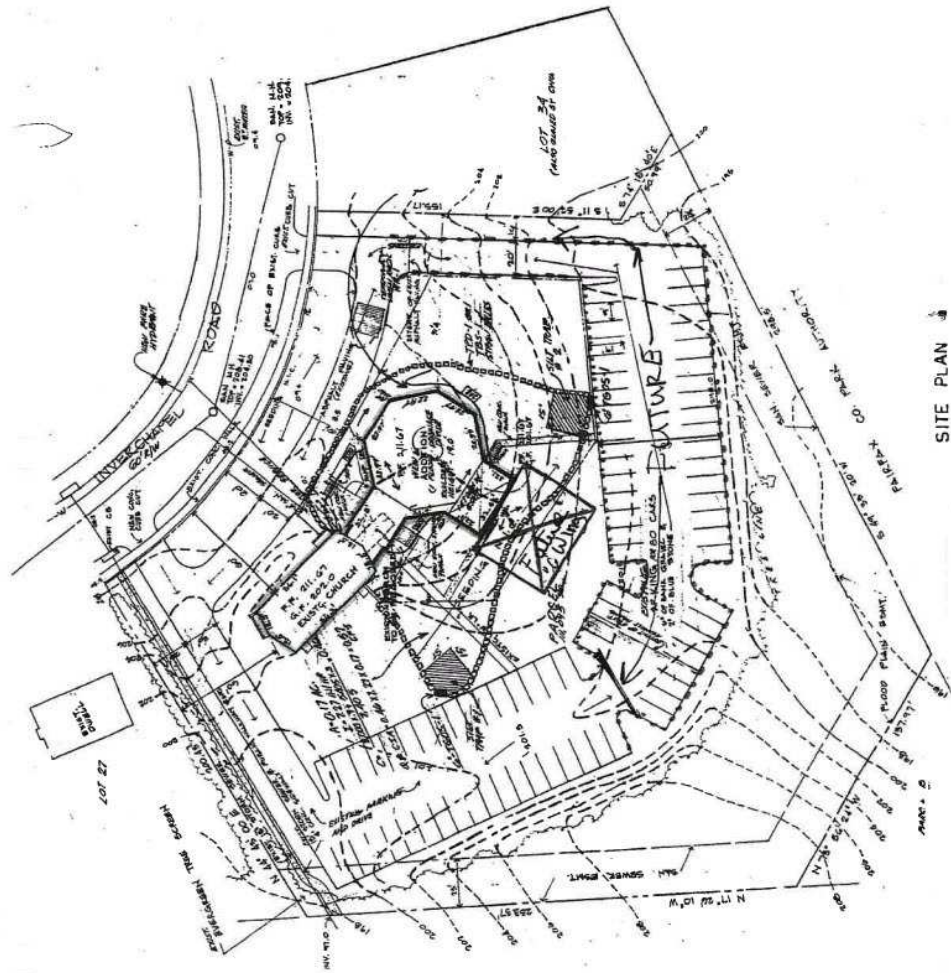
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SITE PLANS

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SITE PLAN

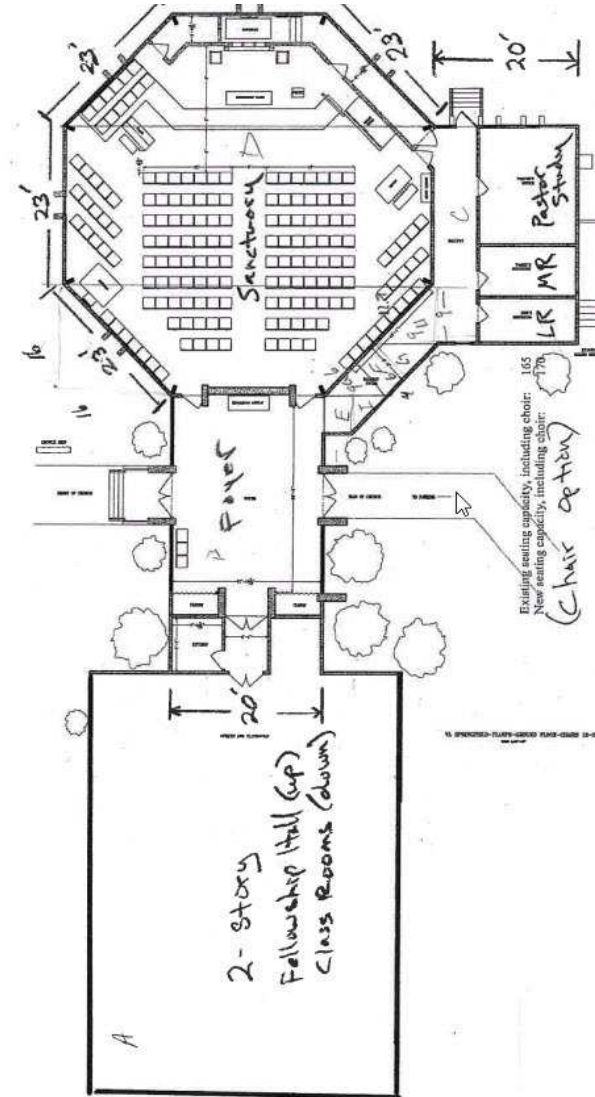
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FLOOR PLANS

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DEMOGRAPHICS MAP & REPORT

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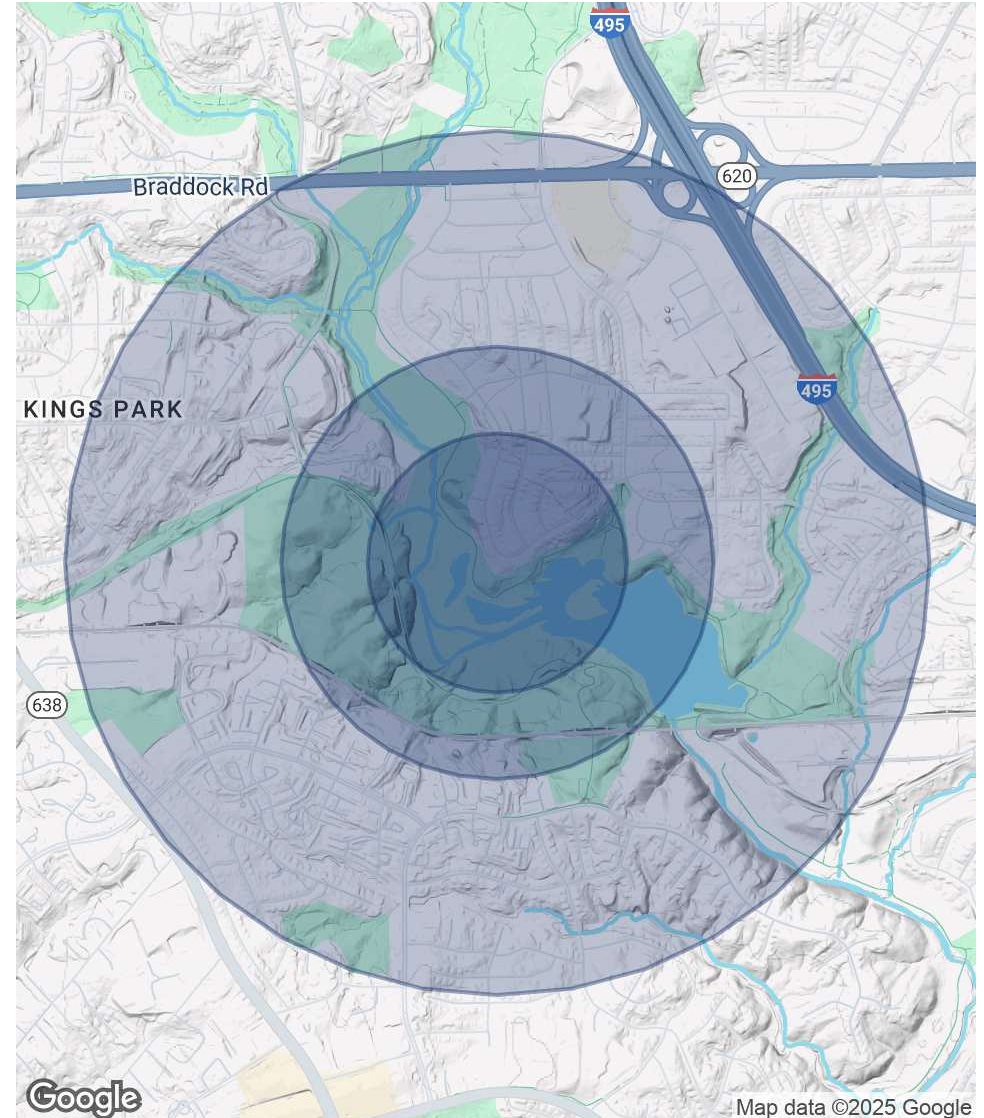


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	330	2,011	11,930
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	708	4,261
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$199,914	\$181,553	\$182,759
Average House Value	\$675,162	\$599,181	\$606,768

Demographics data derived from AlphaMap



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ADVISOR BIO 1

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KAYVAN MEHRBAKSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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ADVISOR BIO 2

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MATTHEW JENKINS, CCIM MBA

Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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