

**FOR SALE**

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110



**SALE PRICE**      **\$2,300,000**

## OFFERING SUMMARY

Number Of Units:	6
NOI:	\$95,612
Year Built:	1960
Building Size:	3,686 SF
Zoning:	B-3
Parcel ID:	101-01-00-457

## PROPERTY OVERVIEW

This 6 unit multifamily building presents a rare opportunity to acquire a stabilized residential asset in the heart of Old Town Manassas. The property is fully leased, featuring five 1 BD/1 BA units and one 2 BD/1 BA unit, each all-electric and separately metered. The asset generates an NOI of \$95,612.96 and offers a strong income foundation with the added potential for future development, supported by a concept plan for two additional duplex buildings.

## LOCATION OVERVIEW

Located in the heart of Old Town Manassas, the property enjoys walkable access to shops, restaurants, and community amenities, as well as close proximity to the Prince William County Courthouse and the VRE commuter station. Its central location offers excellent regional connectivity via Rt. 28 and Rt. 234, providing quick access to I-66 and surrounding employment centers. The area's ongoing revitalization, strong tenant demand, and convenient transportation options make it an ideal setting for long-term residential investment and future infill development.

## PRESENTED BY:

**CHUCK RECTOR**

**PRINCIPAL**

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## INCOME & EXPENSES

### INCOME SUMMARY

GROSS INCOME	\$117,919
--------------	-----------

### EXPENSES SUMMARY

Real Estate Taxes	\$14,940
Insurance	\$2,500
Water/Sewer	\$4,866

OPERATING EXPENSES	\$22,306
--------------------	----------

NET OPERATING INCOME	\$95,613
----------------------	----------

Unit #	# BD	# BA	W/D	Comments	Lease Start	Lease Expiration	Monthly Rent
1	1	1	Shared	Furnished as AirBnB	8/1/2025	7/31/2026	\$1,751.00
2	1	1	Shared		6/1/2025	5/31/2026	\$1,500.00
3	1	1	Shared		2/1/2025	1/31/2026	\$1,442.00
4	1	1	Shared		11/1/2025	10/31/2026	\$1,442.00
5	2	1	In Unit		6/1/2025	5/31/2026	\$2,154.25
6	1	1	In Unit	2 Levels	6/1/2025	5/31/2026	\$1,537.31
Gross Rental Income							\$9,826.56

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)



FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## ADDITIONAL PHOTOS



PRESENTED BY:

**CHUCK RECTOR**

*PRINCIPAL*

703.330.1224

[chuck@weber-rector.com](mailto:chuck@weber-rector.com)

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

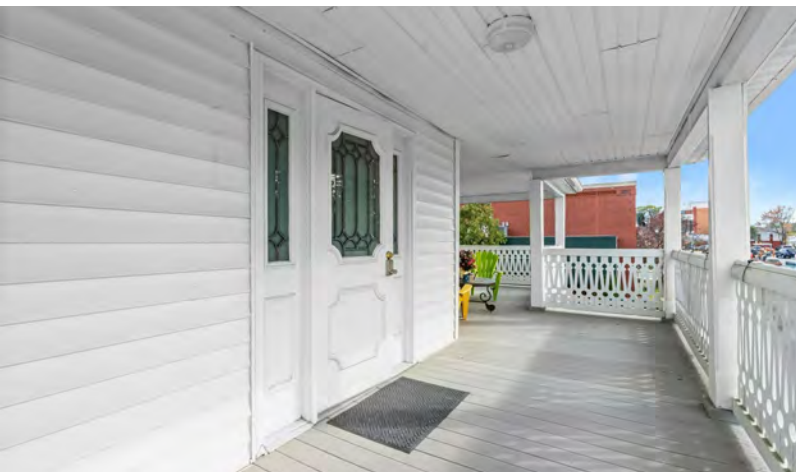


FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## ADDITIONAL PHOTOS



PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)



FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## ADDITIONAL PHOTOS



PRESENTED BY:

**CHUCK RECTOR**

*PRINCIPAL*

703.330.1224

[chuck@weber-rector.com](mailto:chuck@weber-rector.com)

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

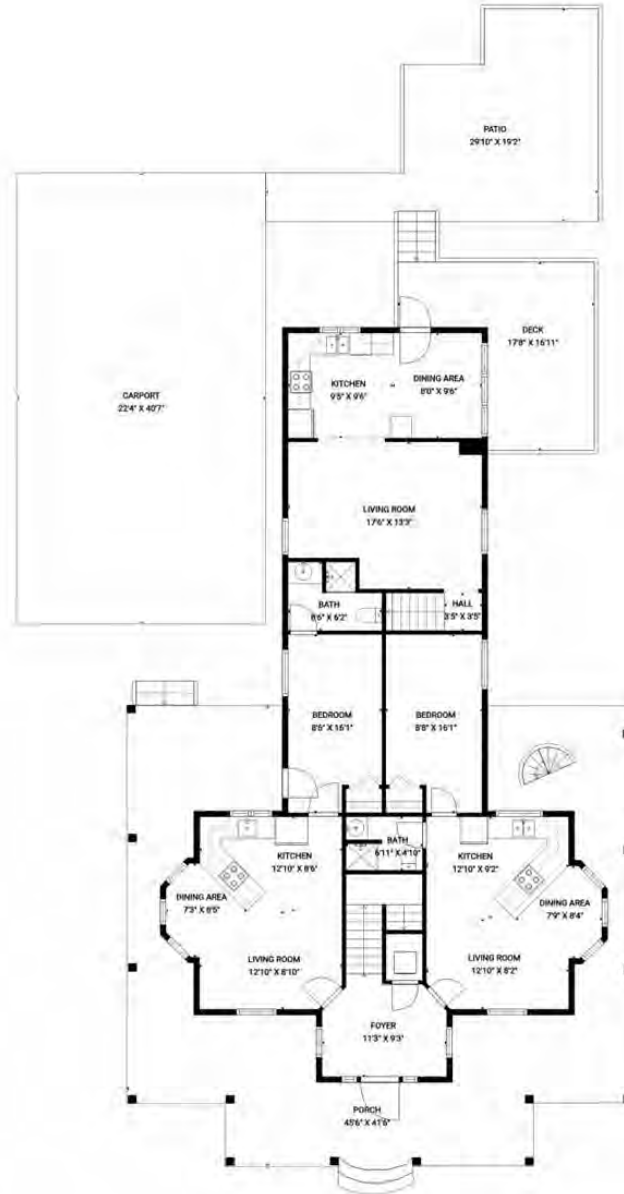
[www.Weber-Rector.com](http://www.Weber-Rector.com)

MULTIFAMILY PROPERTY FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## FLOOR PLAN - 1ST FLOOR



**TOTAL: 3686 sq. ft**

FLOOR 1: 1449 sq. ft, FLOOR 2: 1245 sq. ft, FLOOR 3: 992 sq. ft  
EXCLUDED AREAS: DECK: 1228 sq. ft, PATIO: 353 sq. ft, PORCH: 865 sq. ft,  
CARPORT: 909 sq. ft, UNDEFINED: 5 sq. ft, WALLS: 272 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE.

PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

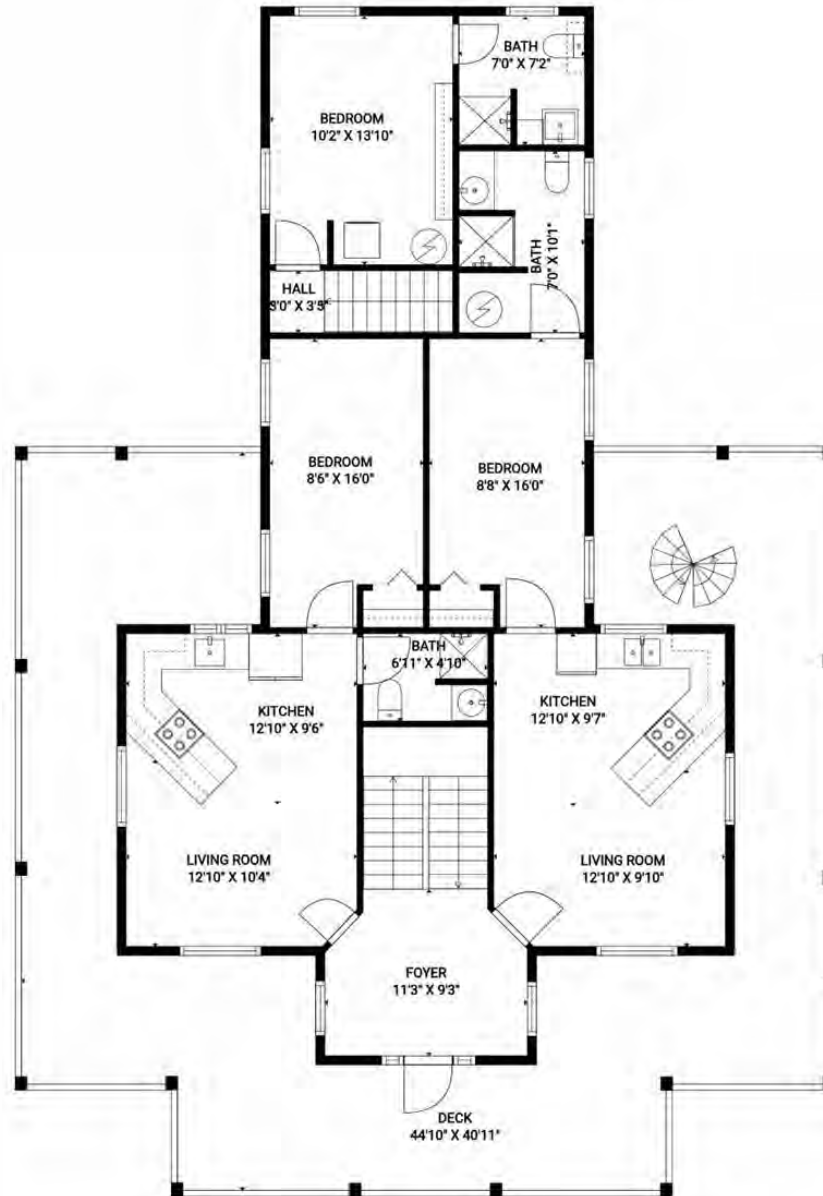


FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## FLOOR PLAN - 2ND FLOOR



**TOTAL: 3686 sq. ft**

FLOOR 1: 1449 sq. ft, FLOOR 2: 1245 sq. ft, FLOOR 3: 992 sq. ft  
EXCLUDED AREAS: DECK: 1228 sq. ft, PATIO: 353 sq. ft, PORCH: 865 sq. ft,  
CARPORT: 909 sq. ft, UNDEFINED: 5 sq. ft, WALLS: 272 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE.

PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

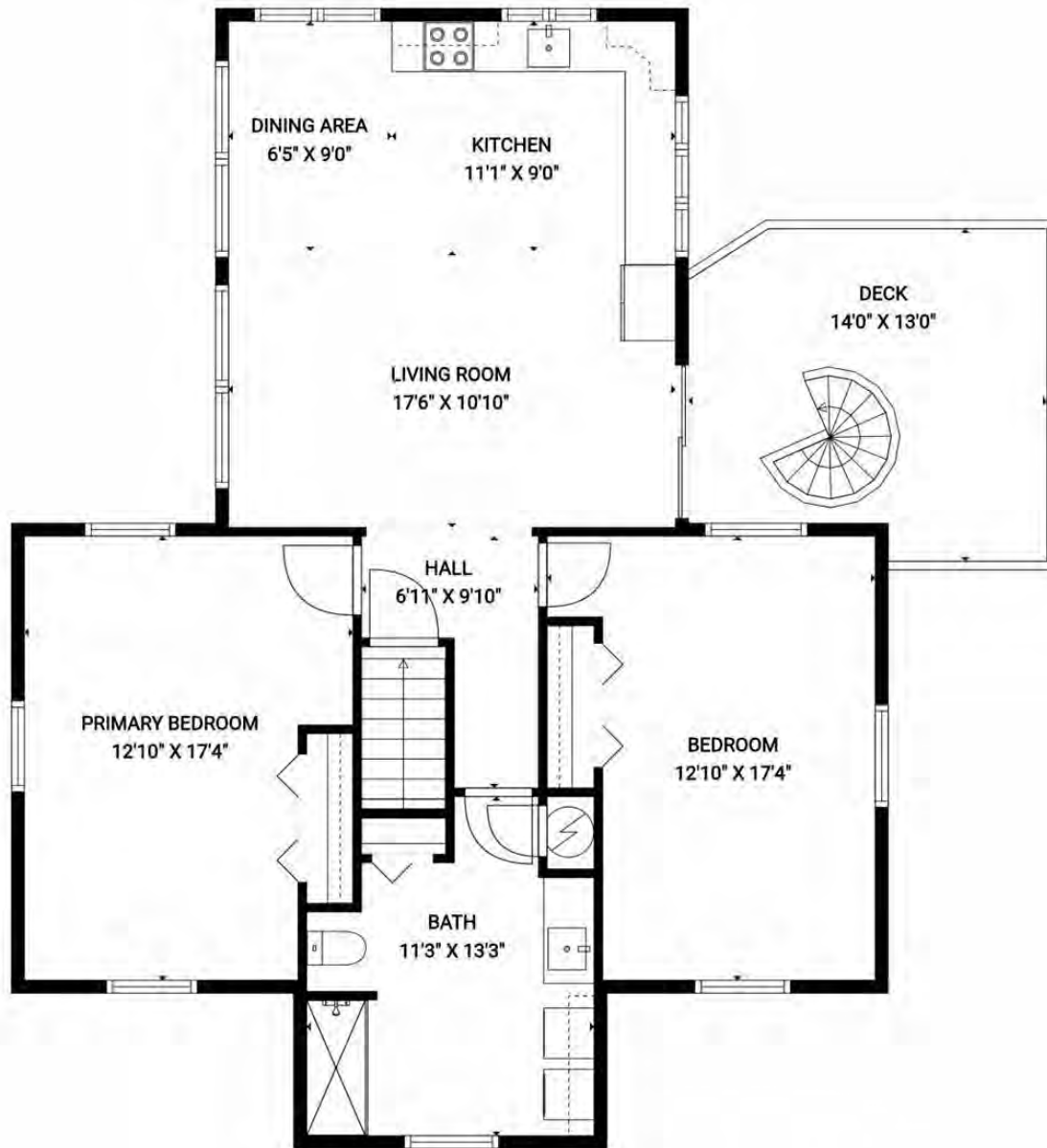
[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## FLOOR PLAN - THIRD FLOOR



**TOTAL: 3686 sq. ft**

FLOOR 1: 1449 sq. ft, FLOOR 2: 1245 sq. ft, FLOOR 3: 992 sq. ft  
EXCLUDED AREAS: DECK: 1228 sq. ft, PATIO: 353 sq. ft, PORCH: 865 sq. ft,  
CARPORT: 909 sq. ft, UNDEFINED: 5 sq. ft, WALLS: 272 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE.

PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

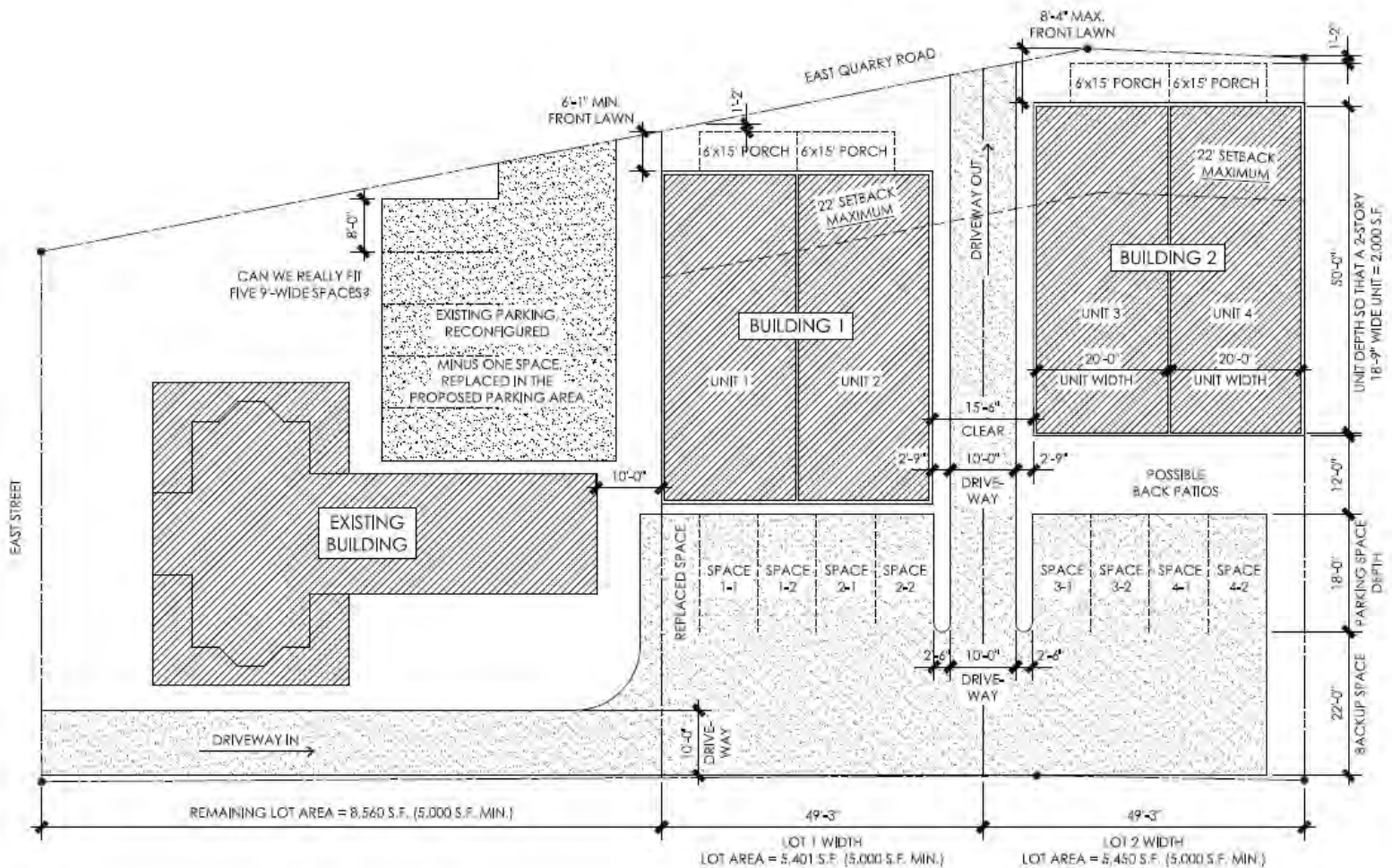


FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## CONCEPT PLAN - 2 ADDITIONAL DUPLEX BUILDINGS



PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

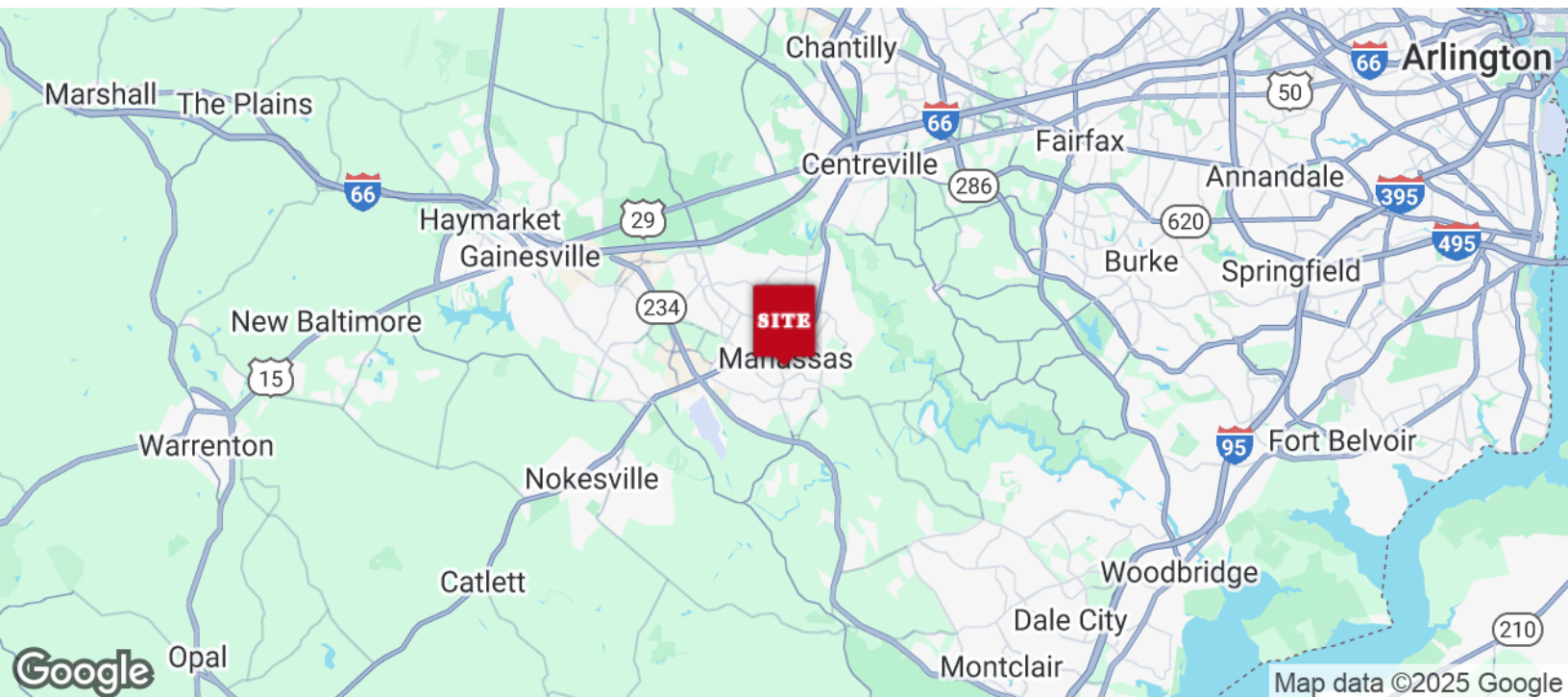
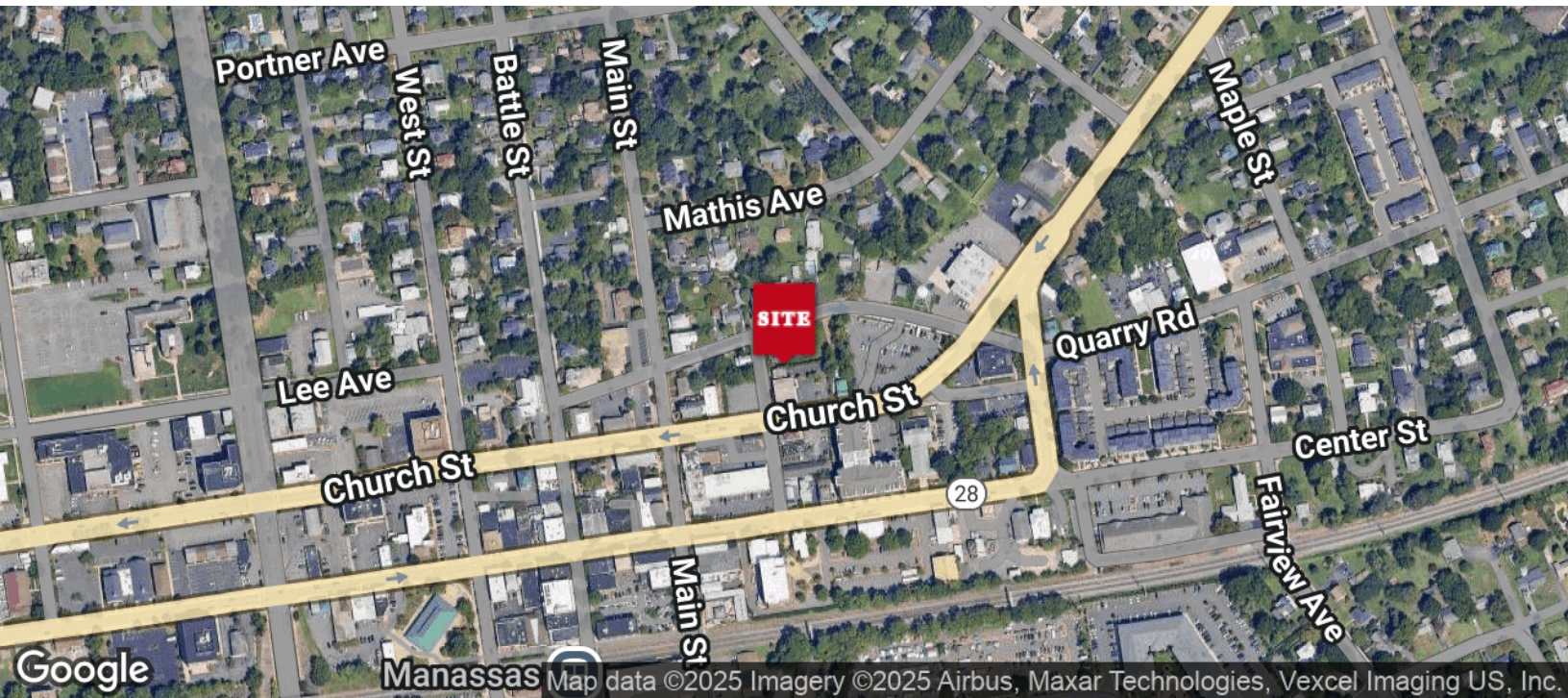


FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## LOCATION MAP



### PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

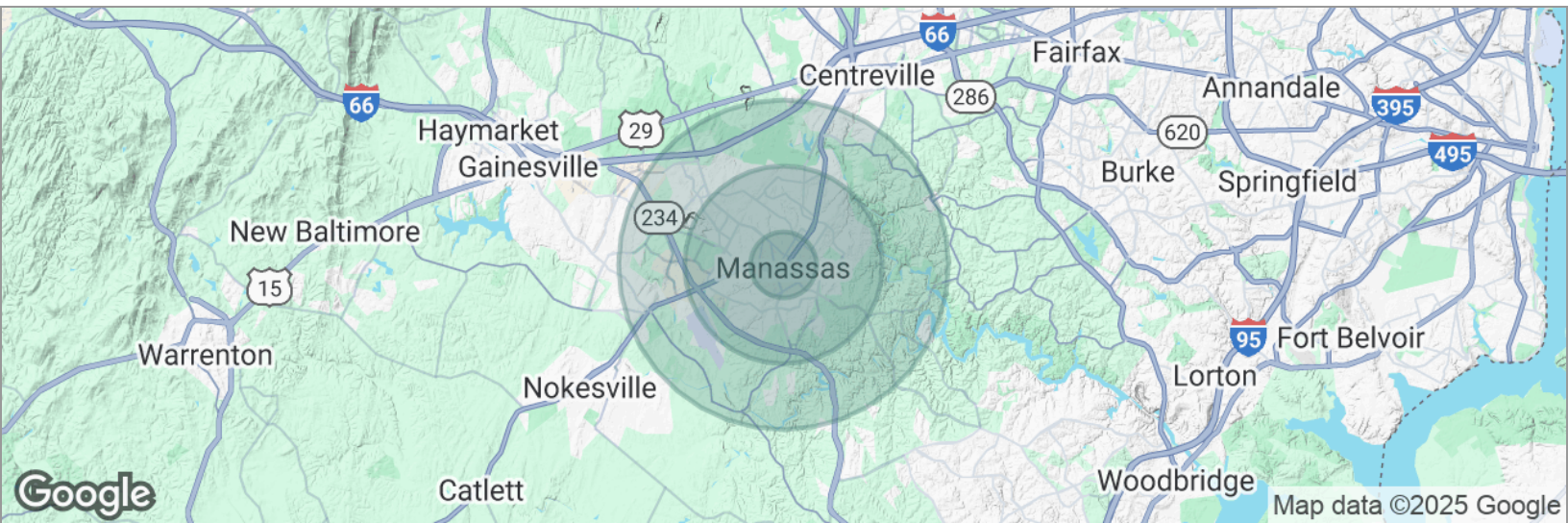


FOR SALE

# MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,687	104,086	170,908
Median age	36	36	37
Median age (male)	35	36	36
Median age (Female)	37	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,220	32,139	53,976
# of persons per HH	3	3.2	3.2
Average HH income	\$136,648	\$143,560	\$151,599
Average house value	\$460,996	\$500,344	\$532,033

\* Demographic data derived from 2020 ACS - US Census

### PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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

[www.Weber-Rector.com](http://www.Weber-Rector.com)