

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

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$117,919
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EXPENSES SUMMARY

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

OPERATING EXPENSES	\$22,306
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NET OPERATING INCOME	\$95,613
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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

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ADDITIONAL PHOTOS



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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.

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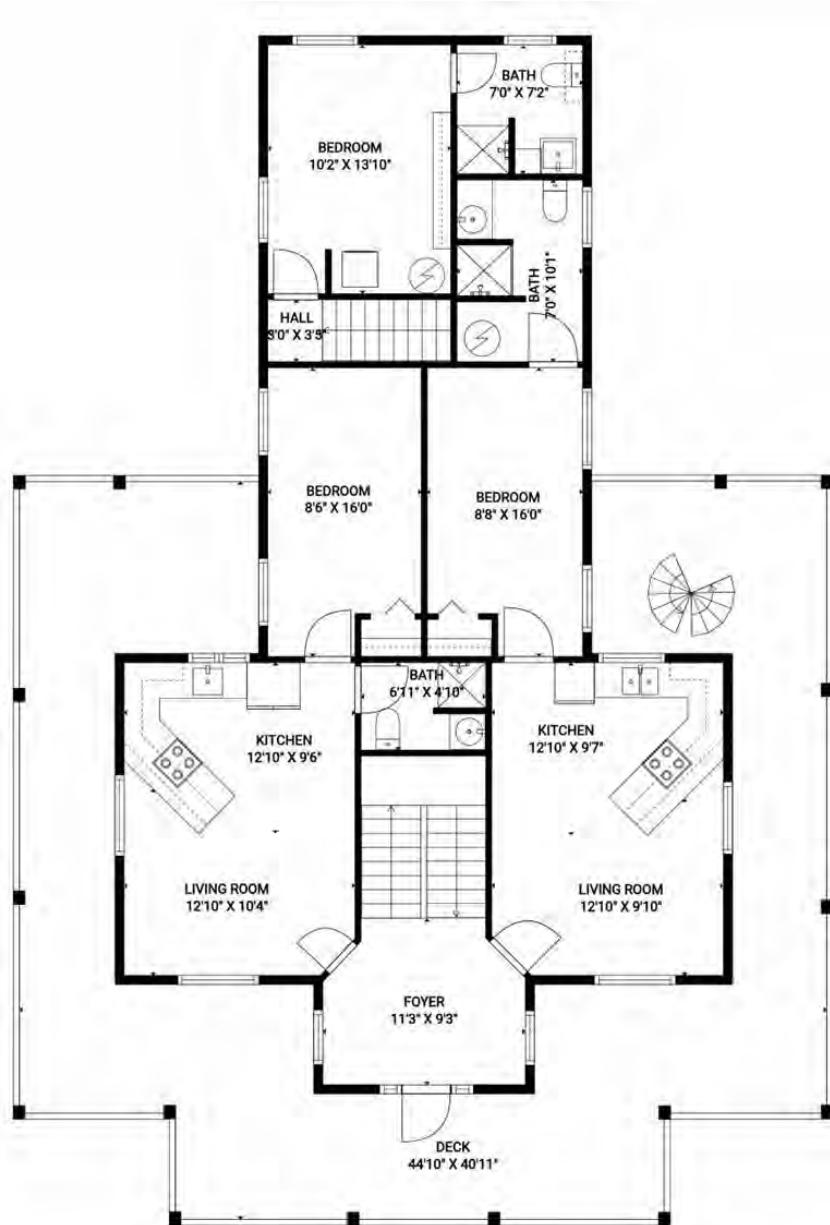
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FLOOR PLAN - 2ND FLOOR



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

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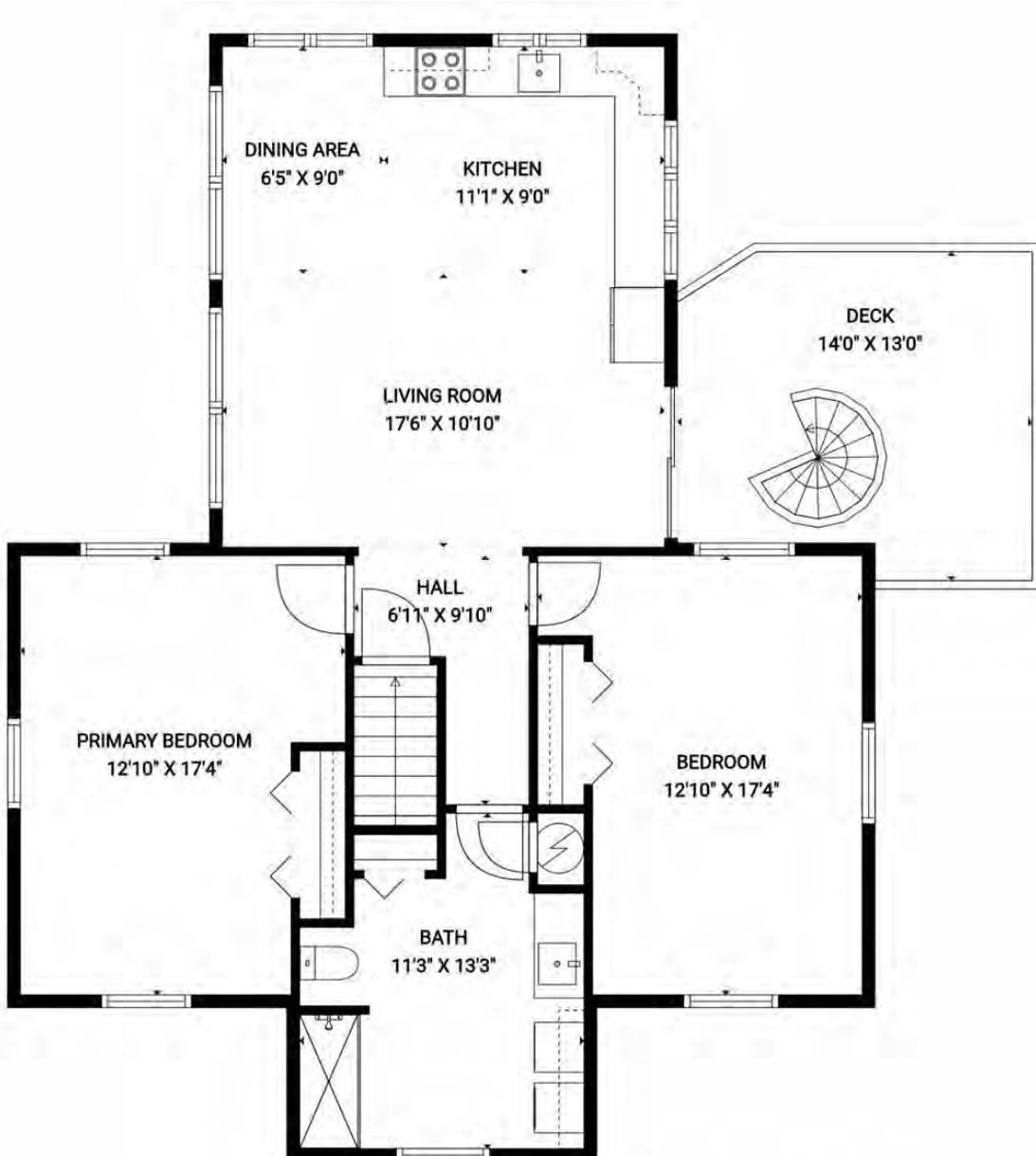
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FLOOR PLAN - THIRD FLOOR



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

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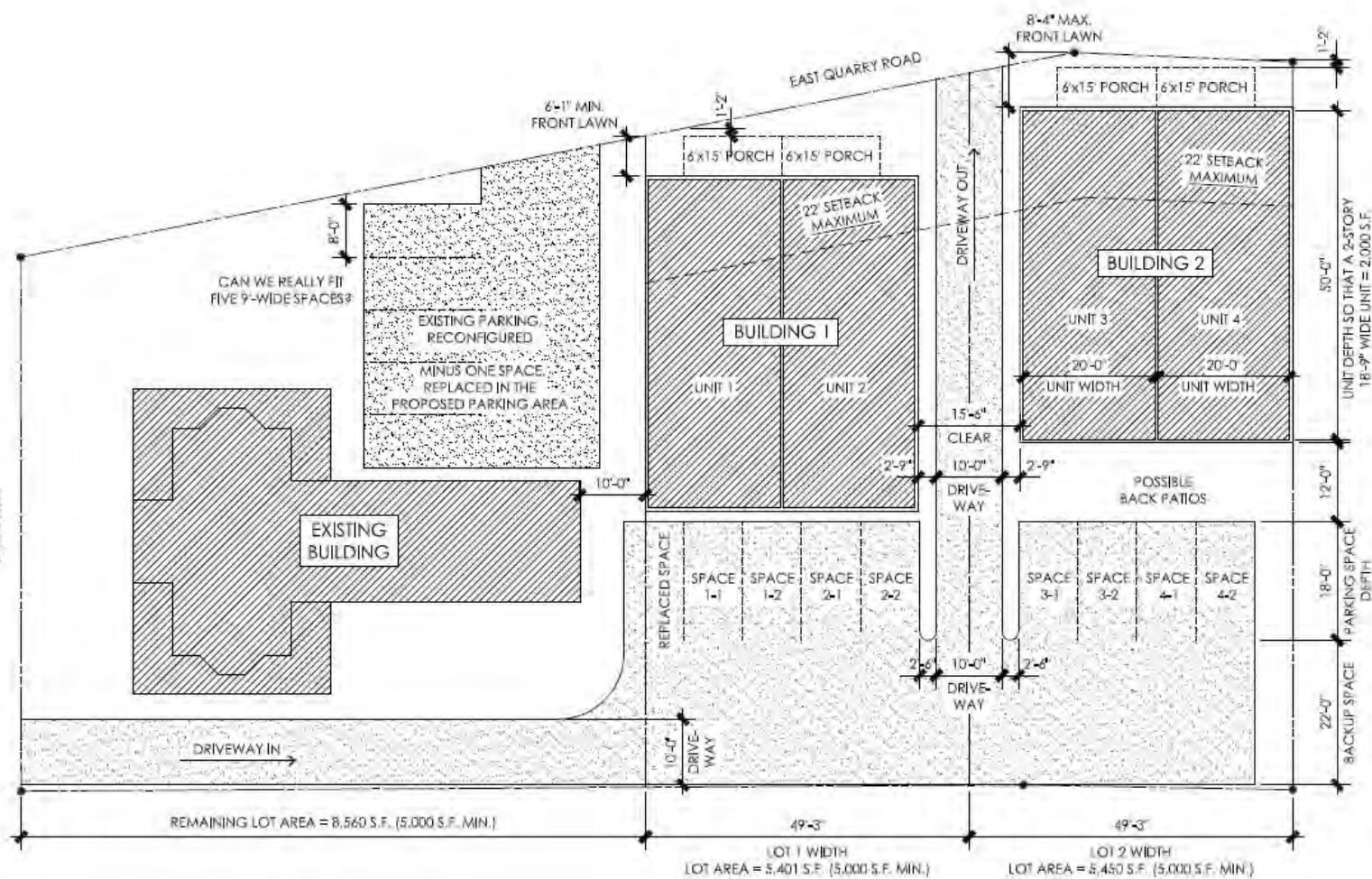
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CONCEPT PLAN - 2 ADDITIONAL DUPLEX BUILDINGS



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The logo for Weber Rector Commercial Real Estate Services. It features a dark teal square on the left containing the letters 'WR' in a large, white, serif font. To the right of the square, the word 'WEBER' is written in a large, bold, white, serif font, and 'RECTOR' is written in a slightly smaller, bold, white, serif font directly below it. Below this, the words 'COMMERCIAL REAL ESTATE SERVICES' are written in a smaller, white, serif font. At the bottom, the address '9401 Battle Street Manassas, VA 20110' is written in a white, serif font, and the website 'WeberRector.com' is written in a smaller, white, serif font.

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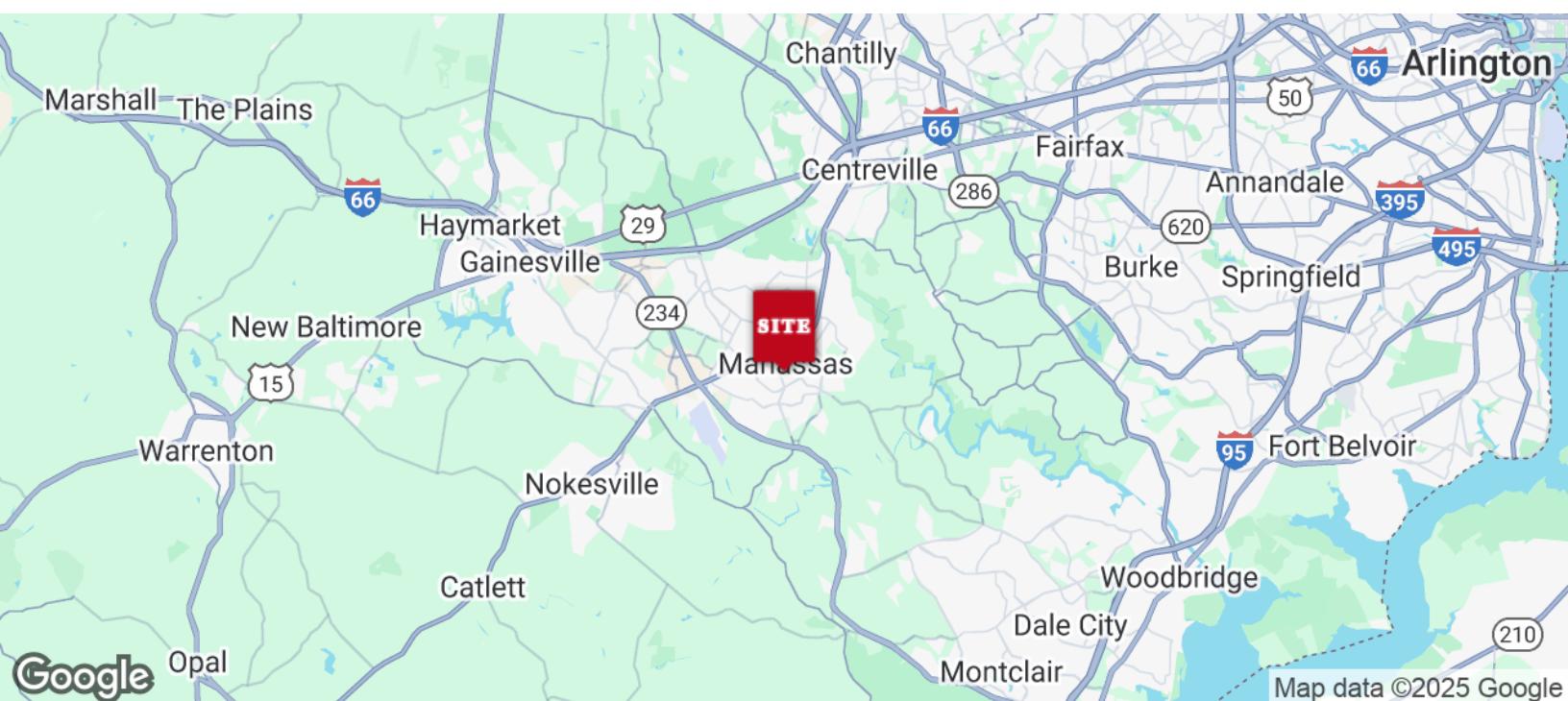
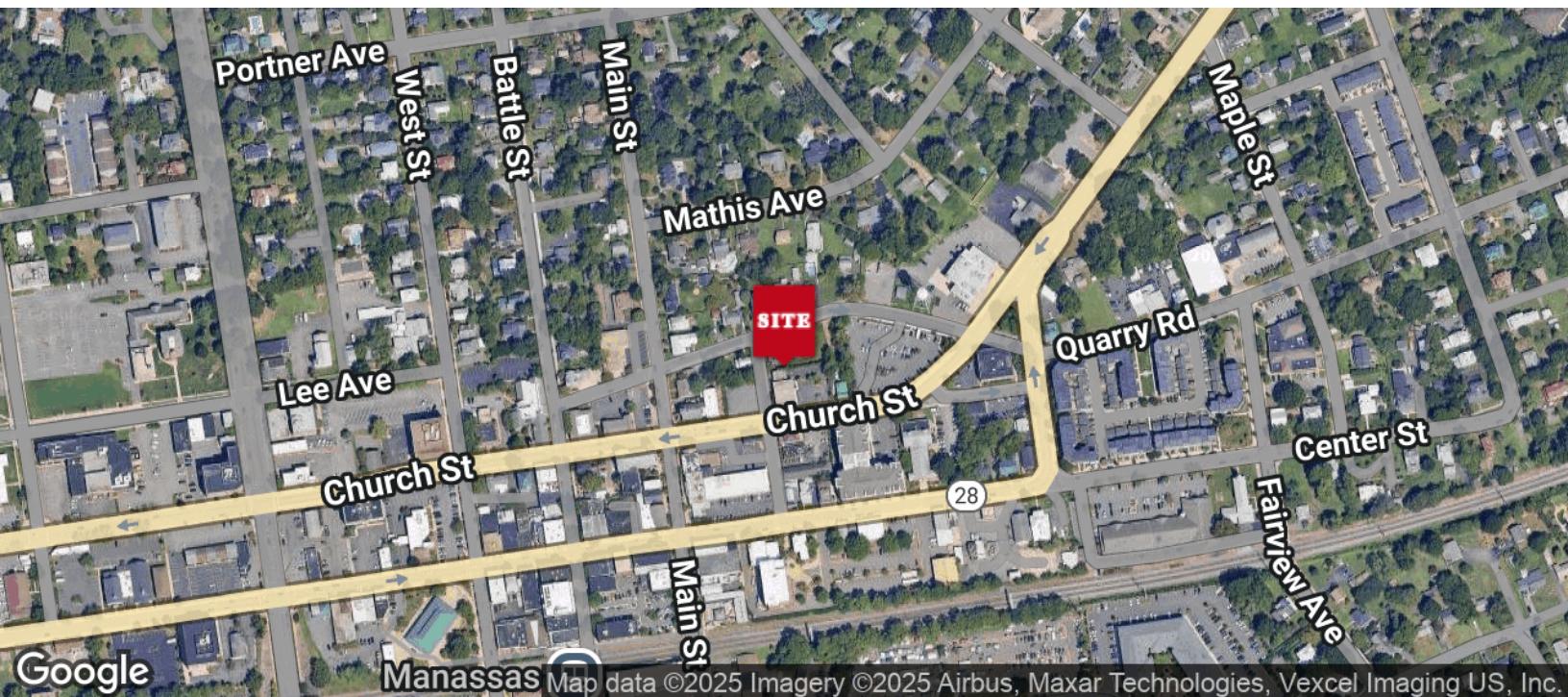
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LOCATION MAP



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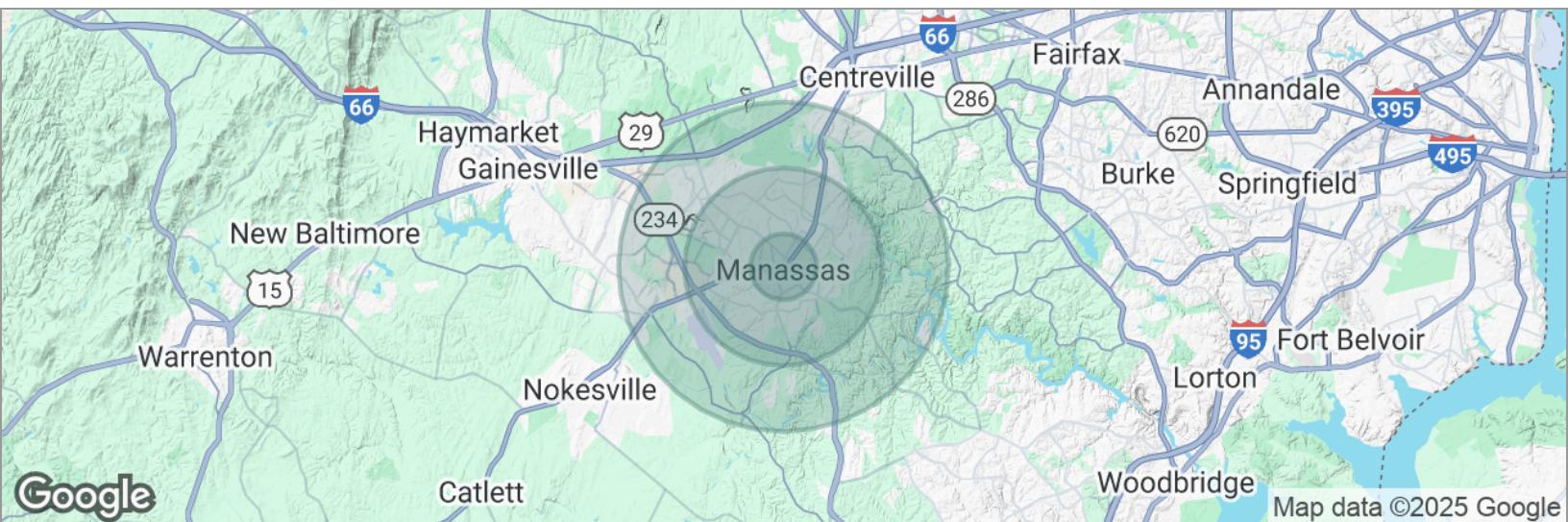
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DEMOGRAPHICS MAP



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

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