

OFFICE FOR SALE

POTENTIAL RESIDENTIAL CONVERSION

1020 PRINCESS STREET | OLD TOWN | ALEXANDRIA



Presented by:

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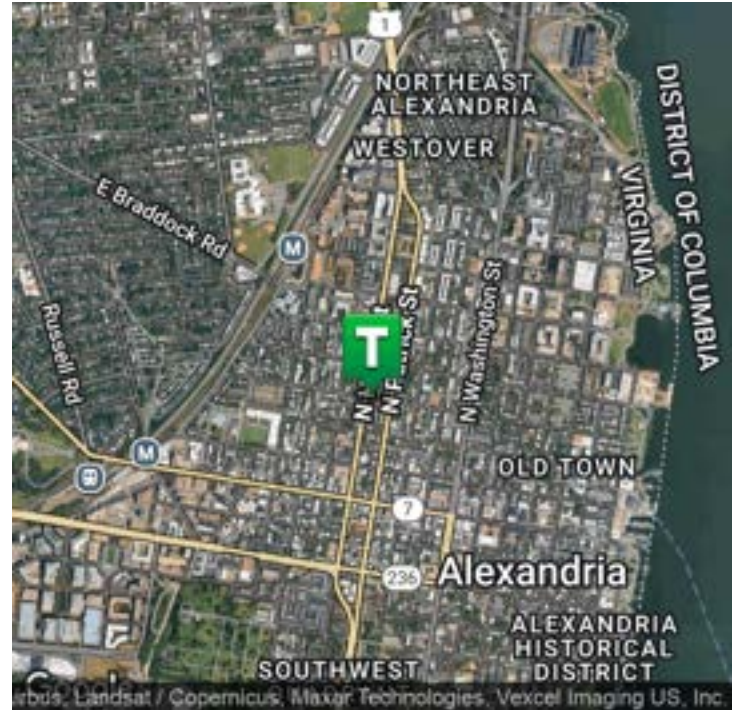


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OFFICE FOR SALE

1020 PRINCESS STREET
OLD TOWN | ALEXANDRIA

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OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	6,800 SF
Finished Levels:	3 floors
Lot Size:	10,100 SF
Parking	10 off street spaces
Year Built:	1982
Renovated:	2012 & 2020
Zoning:	CL (Commercial Low)
Submarket:	Old Town Alexandria
Traffic Count:	24,000 cars/day

TAKE VIRTUAL TOUR

PROPERTY OVERVIEW

This free-standing building was fully renovated in 2012. Currently built out with large team workspaces as well as private offices, the property is located in the emerging Braddock Road Metro neighborhood. Other possible By-Right uses include residential conversion or a preschool. The property includes 10 private parking spaces. Walk or bike to the Metro station that is six blocks away. Capital Bikeshare is two blocks away.

The Property includes the office building known as 1010 Princess Street, tax map #064.01-14-02; 1020 Princess Street, tax map #064.01-14-01; 331 N. Henry Street, tax map #064.01-14-27; and the parking lot known as 1011 Princess Street, tax map #064.01-05-23.

- Complete renovations in 2012 and upgrades in 2020
- Off-street parking for 10 cars
- Abundant windows, eat-in communal kitchen, 4 bathrooms (ADA) and a shower
- Building is fully sprinklered
- Elevator serves 2nd and 3rd floors
- Neighborhood amenities include Starbucks, Lost Dog Cafe, Chinese Restaurant, as well

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PROPERTY HIGHLIGHTS

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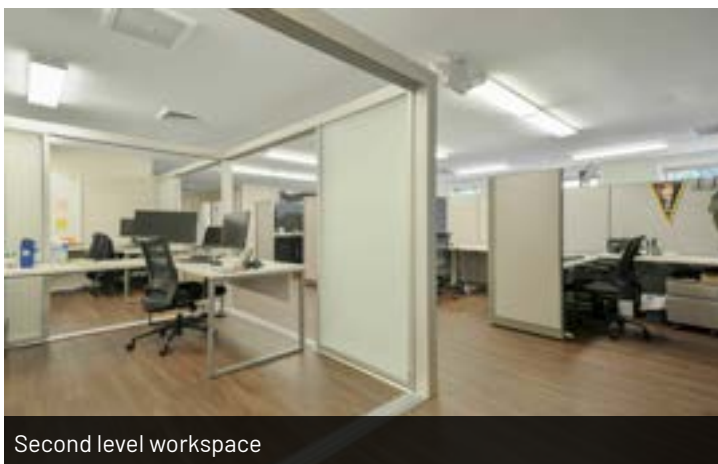
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Reception area



Second level workspace



Second level workspace

PROPERTY HIGHLIGHTS

- Complete renovations in 2012 and upgrades in 2020
- Off-street parking for 10 cars
- Abundant windows, eat-in communal kitchen, 4 bathrooms (ADA) and a shower
- Building is fully sprinklered
- Elevator serves 2nd and 3rd floors
- Neighborhood amenities include Starbucks, Lost Dog Cafe, Chinese Restaurant, as well as several fitness studios
- 3 blocks to King Street shopping and dining amenities, DASH buses & King Street Trolley
- 6-block walk to Braddock Road Metro station
- HVAC systems replaced in 2012 with three zones; sprinkler system on 3rd floor
- Roof replaced in 2015
- Tankless water heater installed 2020
- IT/server room with stand alone cooling system
- High-visibility for building signage opportunity: daily traffic count of 21,000
- Property comprises 4 separate legal parcels totaling 10,100 sf
- Owner to vacate at settlement

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WALKABLE AMENITIES

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CURRENT INTERIOR LAYOUT

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Ground level break area



Ground level conference room



Third level team workspace



Third level private workspace

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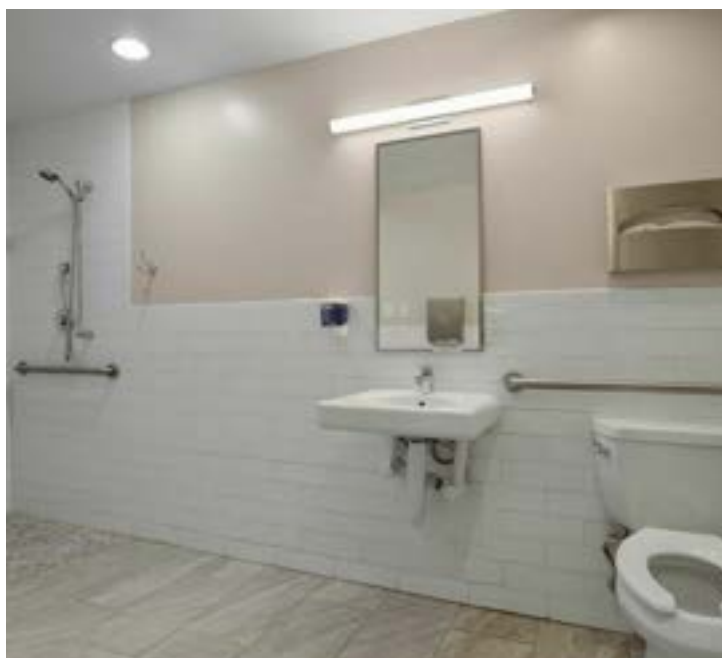


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ADA Bathroom with shower



West end exterior exit



East side off-street parking for 3 cars



Private parking for 7 cars across the street

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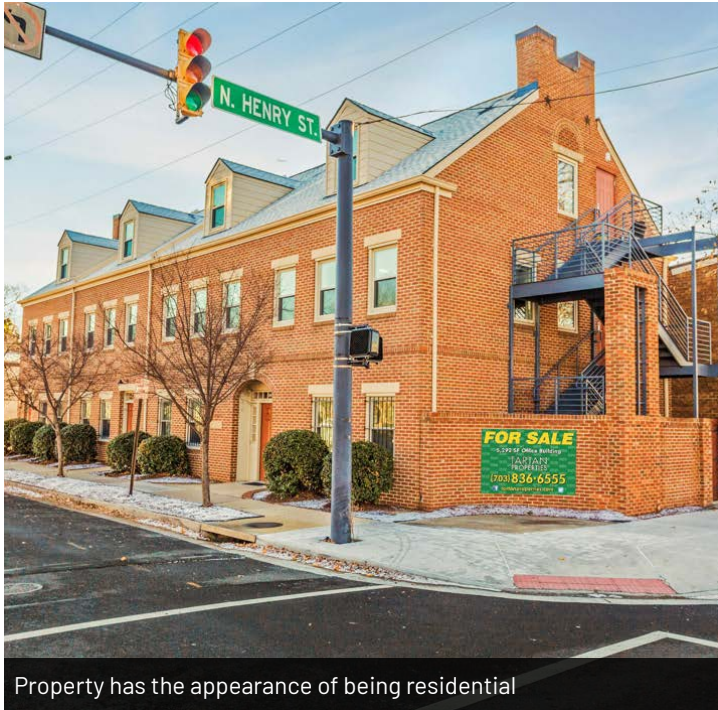


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POTENTIAL NEW USES

HIGH DEMAND FOR APARTMENTS OR PRE-SCHOOL
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Property has the appearance of being residential

RESIDENTIAL CONVERSION

This 6,800 SF three-story building offers excellent potential for residential conversion, with its existing layout and two forms of egress, makes this easily adaptable to apartment units. The property's 10 dedicated parking spaces exceeds residential parking requirements, while the building's recent renovations including new HVAC systems and an operating elevator would significantly reduce conversion costs. The proximity to the Braddock Road Metro station makes it highly attractive for urban professionals seeking transit-oriented housing.

BY-RIGHT PRESCHOOL USE

The building's layout is ideal for preschool use, with the first floor's open spaces perfect for classrooms and the existing kitchen facilities supporting meal programs. The front parking area would provide safe drop-off and pick-up zones for parents, while the additional parking lot across the street could be converted into a secure outdoor playground area. The building already includes ADA-compliant bathrooms and multiple egress points for safety, and the top floor could house administrative functions and storage essential for childcare operations.



Future Preschool playground built on your parking lot

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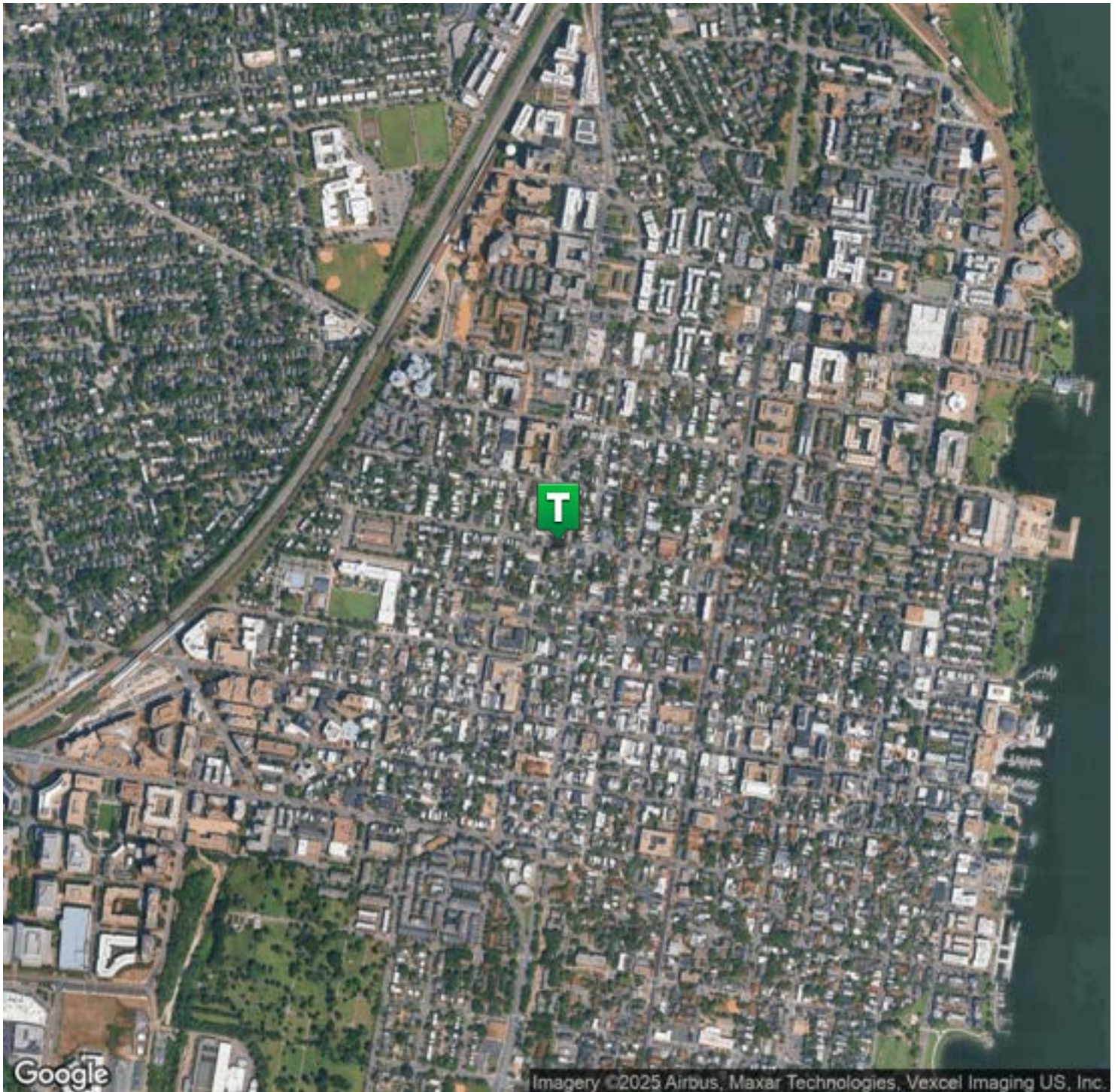


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AMAZING LOCATION

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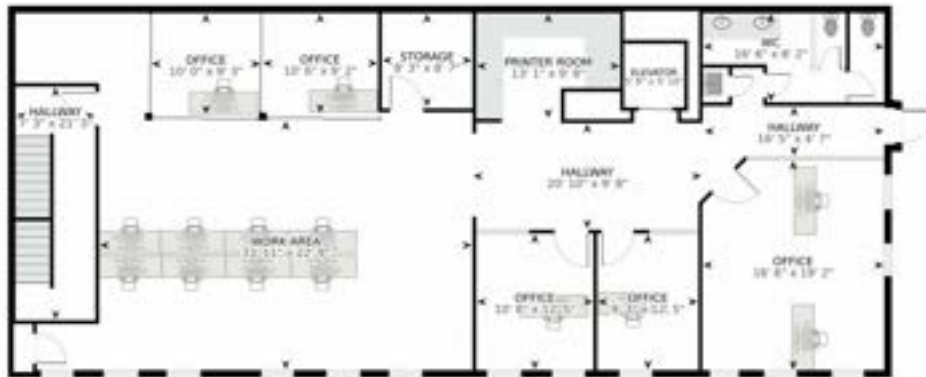
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First Floor Layout



Second Floor Layout



Third Floor Layout

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1020 & 1011 (PARKING LOT) PRINCESS STREET OLD TOWN | ALEXANDRIA

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IDEAL DEMOGRAPHICS

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,589	13,337	33,311
Average Age	40	40	42
Average Age (Male)	40	40	42
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,257	6,910	17,507
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$231,788	\$204,487	\$206,716
Average House Value	\$1,054,254	\$965,987	\$977,680

Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETING BY:



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