

FOR SALE

MIXED USE BUILDING

9201 PRESCOTT AVE MANASSAS, VA 20110



SALE PRICE **\$950,000**

OFFERING SUMMARY

Year Built:	1936
Building Size:	4,238 SF
Zoning:	B-4
Market:	Washington DC
Submarket:	Manassas
Price / SF:	\$224.16
Parcel ID:	100-01-00-107A

PROPERTY OVERVIEW

This 4,238 SF mixed-use building offers an excellent investment or owner-user opportunity in the heart of Historic Downtown Manassas. The property includes ground-floor retail space and two fully leased upstairs apartments—a 1BD/1BA and a 2BD/2BA—producing \$2,200/month in cash flow from long-term tenants. The owner currently occupies the retail portion, which benefits from strong visibility and street presence. With an estimated market rent of \$15/SF NNN, the retail space offers solid income potential. Zoned B-1 on a 0.38-acre lot, the property accommodates a wide range of commercial and residential uses.

Motivated Ownership – All Serious Offers Considered! Seller financing available for qualified purchasers!

LOCATION OVERVIEW

Centrally located in Historic Downtown Manassas near the intersection of Rt. 28 and Rt. 234, this property offers excellent visibility and accessibility. The area sees strong foot traffic and is surrounded by government offices, shops, dining, and cultural venues. Within walking distance of the VRE/Amtrak station, the location benefits from ongoing downtown revitalization and steady demand driven by nearby residential growth.

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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9401 Battle Street Manassas, VA 20110

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ADDITIONAL PHOTOS



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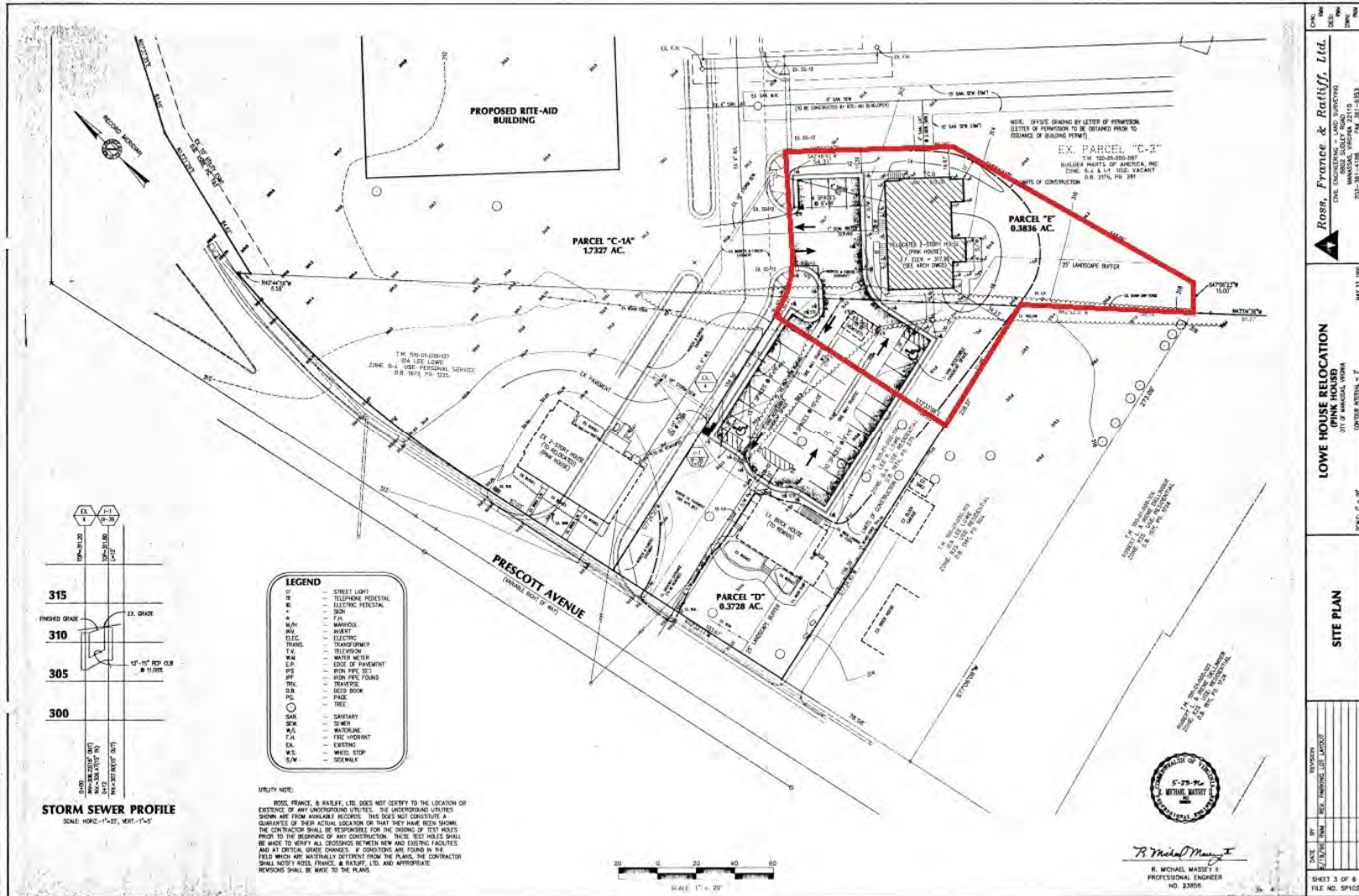
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SITE PLAN



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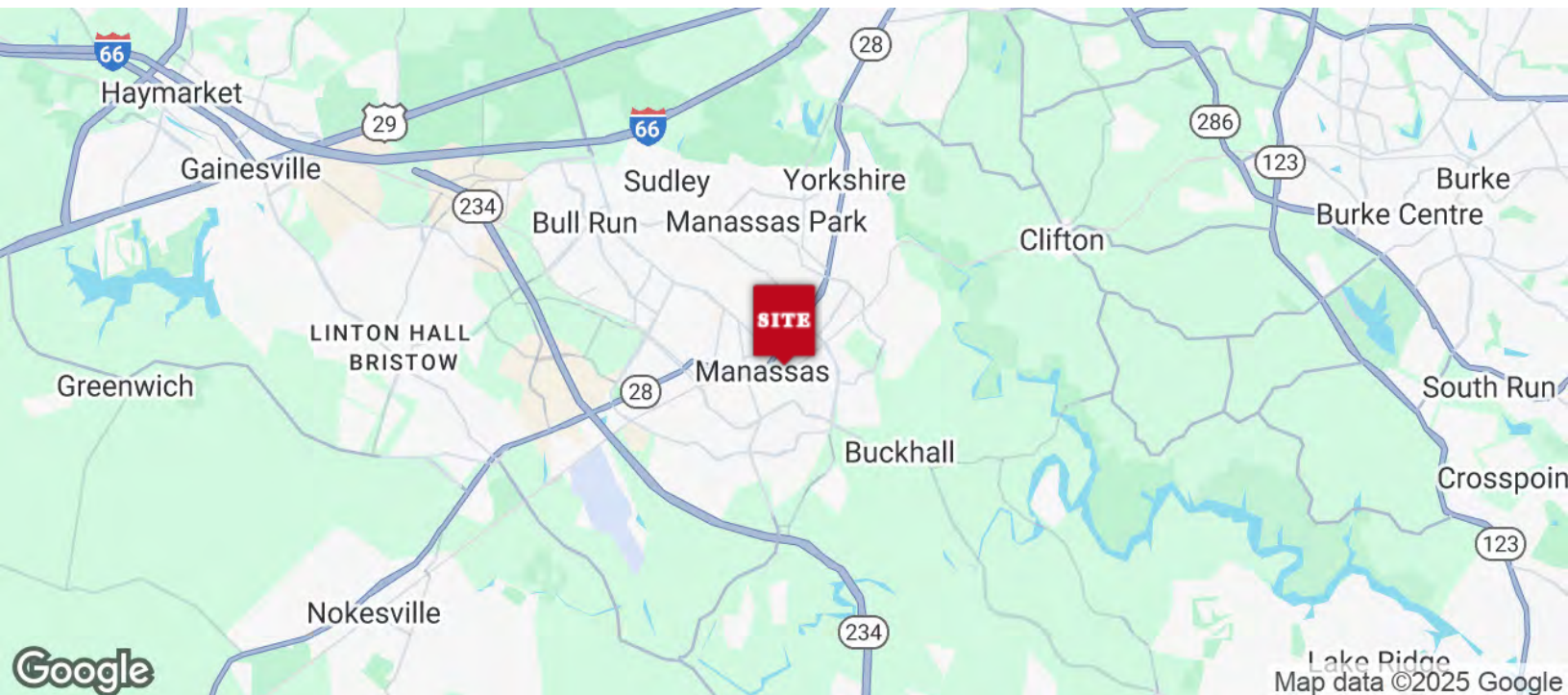
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LOCATION MAP



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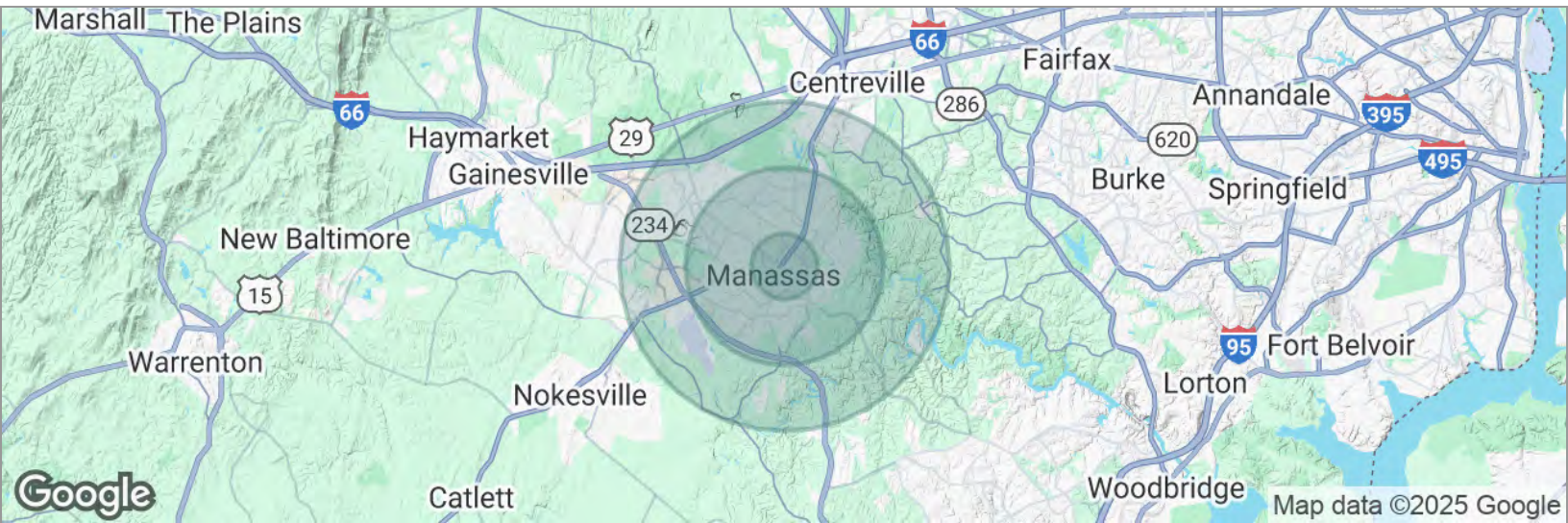
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,128	105,539	167,461
Median age	37	36	37
Median age (male)	36	36	36
Median age (Female)	38	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,547	32,552	52,832
# of persons per HH	2.9	3.2	3.2
Average HH income	\$138,760	\$144,059	\$152,409
Average house value	\$477,648	\$503,581	\$538,441

* Demographic data derived from 2020 ACS - US Census

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ZONING INFORMATION

By Right Uses: B-4 City of Manassas

Assembly, Place of (less than 50 persons)	Broadcasting or Telecommunications Tower, Collocation
Business or Trade School (less than 50 persons)	Business or Trade School (50 or more persons)
Child Care Center	Cultural Facility
Day Care Center, Adult	Public Facility
Public Utility	Antique Shop
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business Support Service	Car Wash
Catering Facility	Construction Material Sales
Consumer Repair or Contractor/Tradesperson Services	Craft Shop
Financial Institution	Garden Center
Hotel	Liquor Store
Mini-Warehouse or Self-Storage	Motor Vehicle Parts/Supply Establishment
Office, General	Office, Medical
Parking Structure, Multi-level	Personal Improvement Service
Professional Personal Service	Restaurant
Retail Sales	Short-Term Loan Establishment
Specialty Food Shop	Tattoo Parlor and/or Body Piercing Salon
Veterinary Hospital	Accessory Uses
Caretaker Quarters	Temporary Use (Outdoor Events)
Temporary Use (Outdoor Sales)	

[Click here for the full Zoning District regulations for the City of Manassas.](#)

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