

# RETAIL PROPERTY FOR SALE

313 CAMERON STREET

ALEXANDRIA, VA 22314



Presented by:

**Mike Porterfield** 703.836.6558 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)

**TARTAN**  
PROPERTIES

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## OFFERING SUMMARY

Sale Price:	\$1,490,000
Total SF:	2,130 SF
Lot Size:	2,925 SF
Price / SF:	\$820.03
Levels:	3 floors
Year Built:	1800
Zoning:	CD
RE Taxes:	\$12,835
Parking:	Street

## PROPERTY OVERVIEW

Welcome to 313 Cameron Street, a unique investment opportunity located in the heart of historic Old Town Alexandria. This charming property, built in 1800, offers 1,817 square feet of versatile space that can be adapted for either a 1 or 2-level retail business or a live-work setup. With three floors in total, including a dry basement for storage, this property is ideal for retail business owners or investors. Its meticulously maintained exterior and upgrades combine modern conveniences with the charm of its historic roots. This could also be converted back into a charming single-family home with the capability to expand the property in the rear.

Located just across from Alexandria City Hall and only two blocks from the waterfront, the property is perfectly positioned to capture foot traffic and enjoy visibility in this bustling shopping and tourism district. One of the standout features is the incredible courtyard garden, perfect for hosting events or creating an inviting customer experience.

## PROPERTY HIGHLIGHTS

- Will be vacant at settlement
- Retail space with apartment above or retail on two floors with storage on the 3rd floor
- Exterior of the building has been meticulously maintained by current owner

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## BUILDING UPGRADES

- Gas fired furnace replaced in 2009
- Hot water heater replaced in 2012
- Back of the building windows replaced 2011
- Extensive brick repointing
- Metal roof has been resurfaced and caulked 3 times since 2011
- Concrete floor installed in the basement in 2011. Good for storage only.
- Kitchen on second floor was replaced in 2011
- AC system replaced in 2020-21. 2 separate zones. Retail and 2nd-3rd level.
- 4 fireplaces in the building.
- Original hardwood floors on 2nd and 3rd level.



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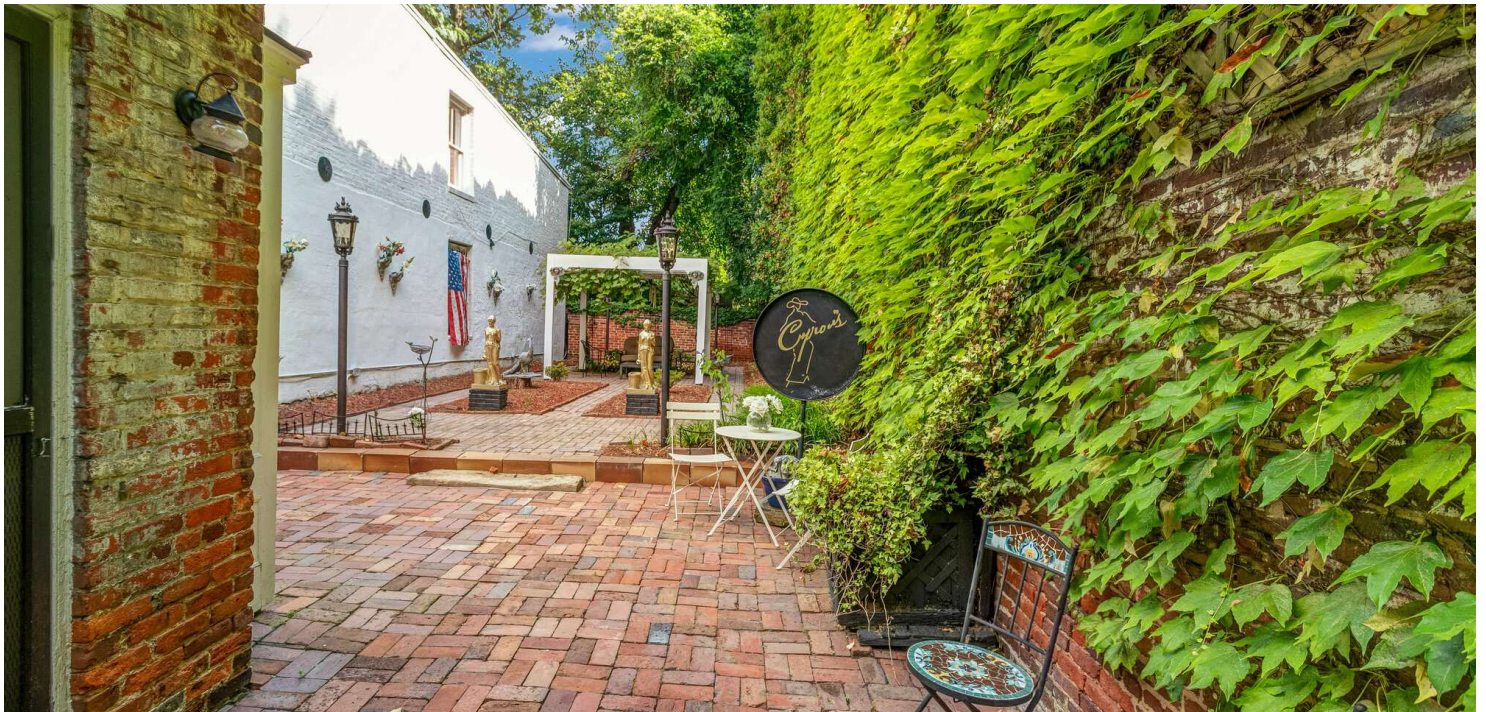


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# FLOOR PLANS

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**LOWER LEVEL**  
592 UNFIN. SQ. FT.  
7' CEILING

**MAIN LEVEL**  
871 FIN. SQ. FT.  
8'9" CEILING

**UPPER LEVEL**  
711 FIN. SQ. FT.  
9'9" CEILING

**UPPER LEVEL 2**  
548 FIN. SQ. FT.  
6'6" CEILING



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY, ARE NOT TO SCALE AND SHOULD BE VIEWED WITH THIS IN MIND BY ANY PROSPECTIVE PURCHASER.

FINISHED: 2130  
UNFINISHED: 592  
TOTAL: 2722

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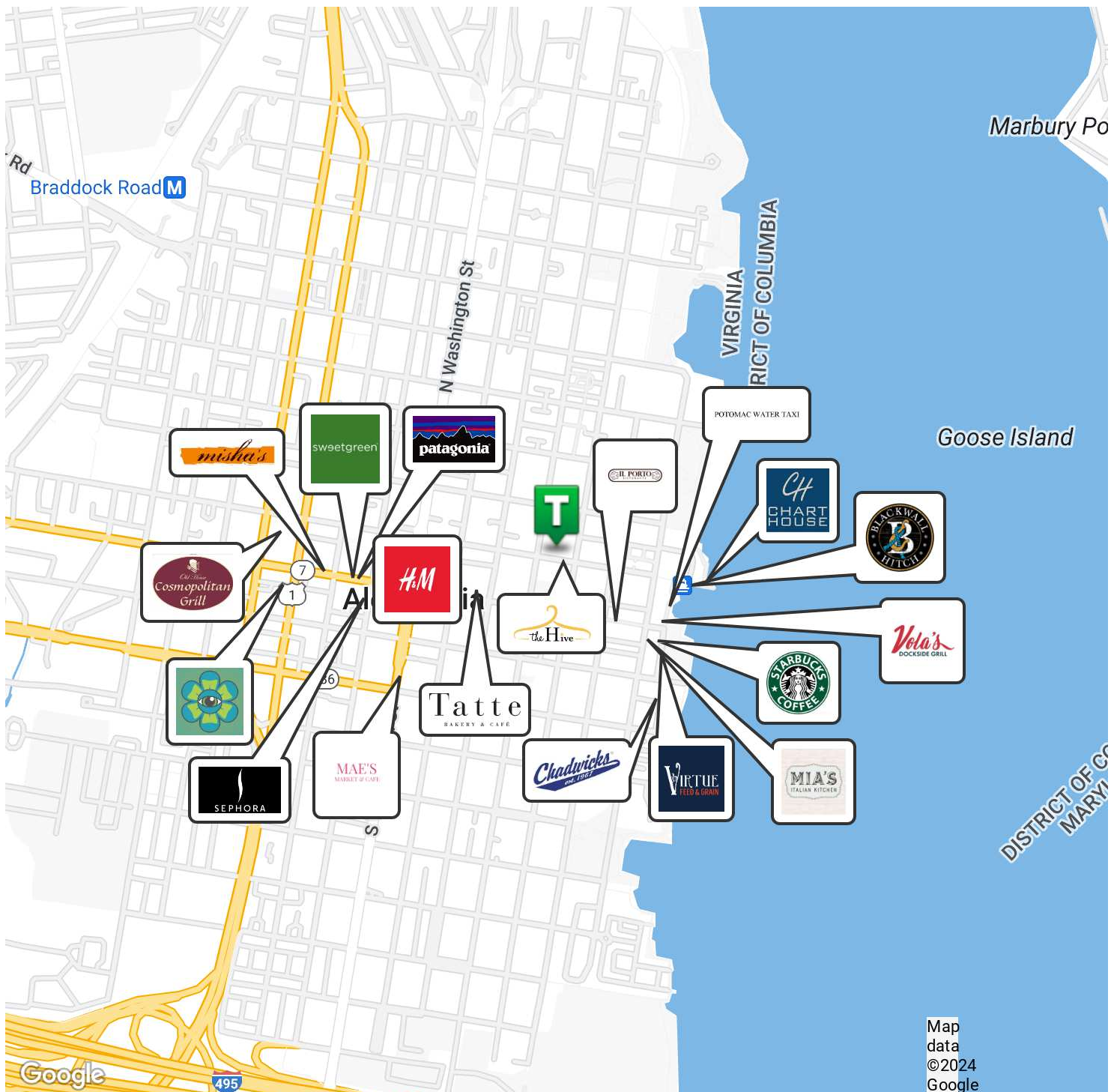


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# LOCAL RETAIL

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EXCLUSIVELY MARKETED BY:



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