

FOR SALE

OFFICE CONDO INVESTMENT

8405 DORSEY CIR #202 MANASSAS, VA 20110



SALE PRICE **\$163,125**

OFFERING SUMMARY

Cap Rate:	8.21%
NOI:	\$13,399
Year Built:	1990
Unit Size:	871 SF
Zoning:	B-4
Market:	Washington DC
Submarket:	Manassas
Price / SF:	\$187.28
Parcel ID:	112-56-00-D-603

PROPERTY OVERVIEW

This 871 square foot office condo offers a strong investment opportunity with stable in-place income. The 2nd floor suite is currently leased through 12/31/25, with 1 additional 3 year option to renew. The property generates a net operating income of \$13,399, reflecting an attractive 8.21% capitalization rate. Well maintained and efficiently designed, the unit provides a reliable, long-term return for investors seeking a small turnkey acquisition.

LOCATION OVERVIEW

Located within the Sudley Professional Center in Manassas, this property enjoys excellent visibility and accessibility. It sits across the street from UVA Prince William Medical Center, a major healthcare anchor in the area. The site also benefits from close proximity to Rt. 234/Sudley Rd., offering convenient connections to Rt. 28 and I-66. The surrounding area features a strong mix of medical, professional, and service-oriented businesses, as well as abundant nearby retail and dining options. With its central location in a well-established professional corridor, this property is positioned to remain a desirable address for tenants and a solid income-producing asset for investors.

PRESENTED BY:

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



COMMERCIAL REAL ESTATE SERVICES

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INCOME & EXPENSES

INCOME SUMMARY

Rental Income	\$13,399
CAM Reimbursements	\$9,042
GROSS INCOME	\$22,440

EXPENSES SUMMARY

Real Estate Taxes	\$2,085
Insurance	\$1,110
Condo Fee	\$4,101
Management Fee	\$1,745
OPERATING EXPENSES	\$9,041

NET OPERATING INCOME	\$13,399
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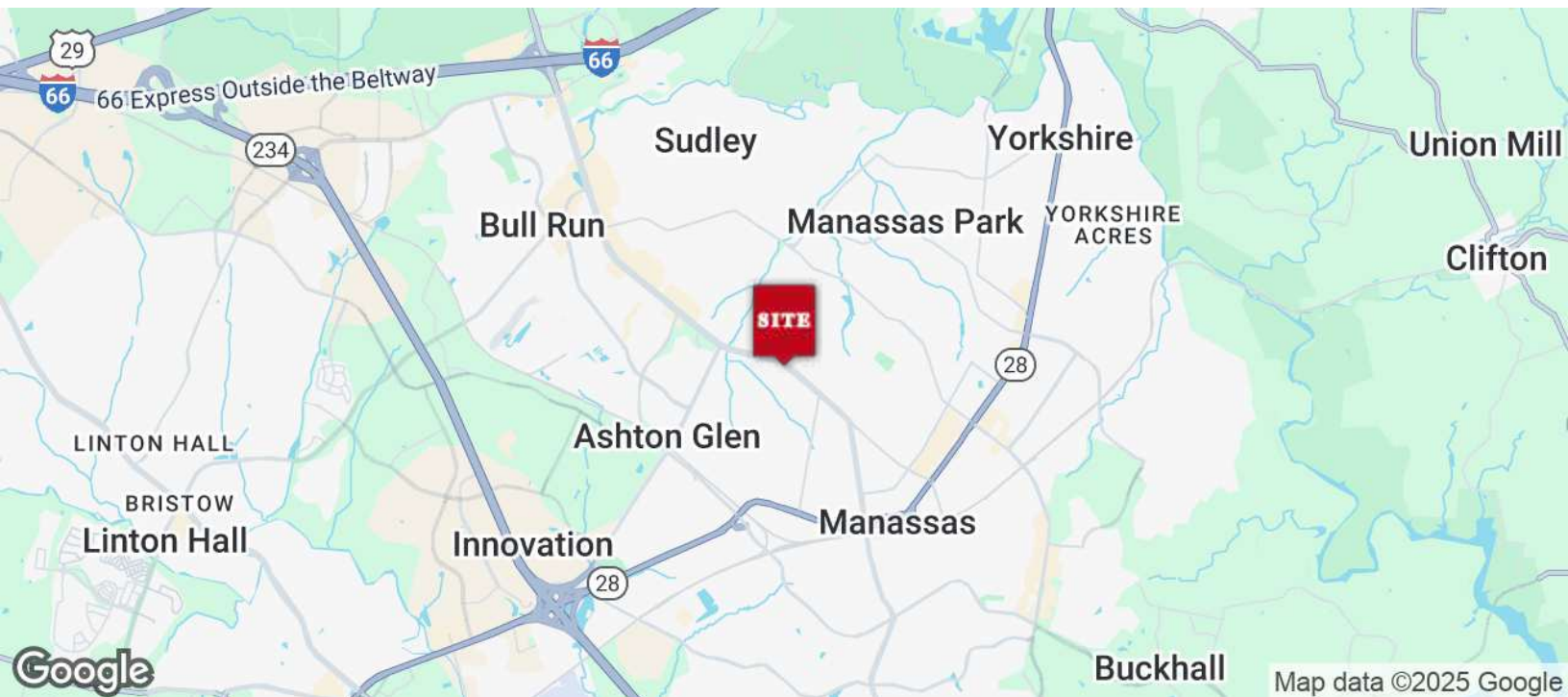
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LOCATION MAP



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