

MEDICAL CONDO FOR SALE

1451 BELLE HAVEN ROAD

BELLE HAVEN, ALEXANDRIA



Presented by:

Fatimah Wilson 703.660.4825 | fatimah@tartanproperties.com

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PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$795,000
Price / SF:	\$240/sf
Available SF:	3,300 SF
HOA Fee:	\$4,012/mo
RE Taxes 2024:	\$8,900

PROPERTY OVERVIEW

Prime opportunity to acquire a fully built-out pediatrician's office in Alexandria, VA. This first-floor condo boasts ample parking and is strategically located right off GW parkway, ensuring easy access for patients. Surrounded by popular eateries and conveniently situated next to an ice cream shop, this location offers great visibility and foot traffic. Ideal for any medical practice looking to establish a presence in a bustling area. With modern amenities and a family-friendly environment, this office condo represents a fantastic investment for healthcare professionals. Don't miss out on this exceptional property!

PROPERTY HIGHLIGHTS

- 3300 SF First Floor Medical Office Condo
- New paint throughout unit in 2019
- Full renovation of condo suite in 2020
- HOA fee includes all utilities and maintenance of all common areas
- Fully built-out pediatrician's office with 12 exam rooms, 4 labs (including phlebotomy), and break room
- Ample parking, up to 12 dedicated spaces
- Prime Alexandria location, right off of GW Parkway and less than a mile from the Beltway

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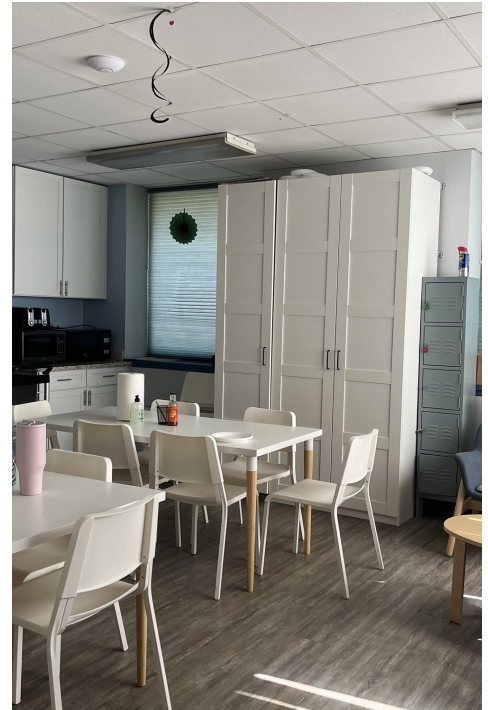


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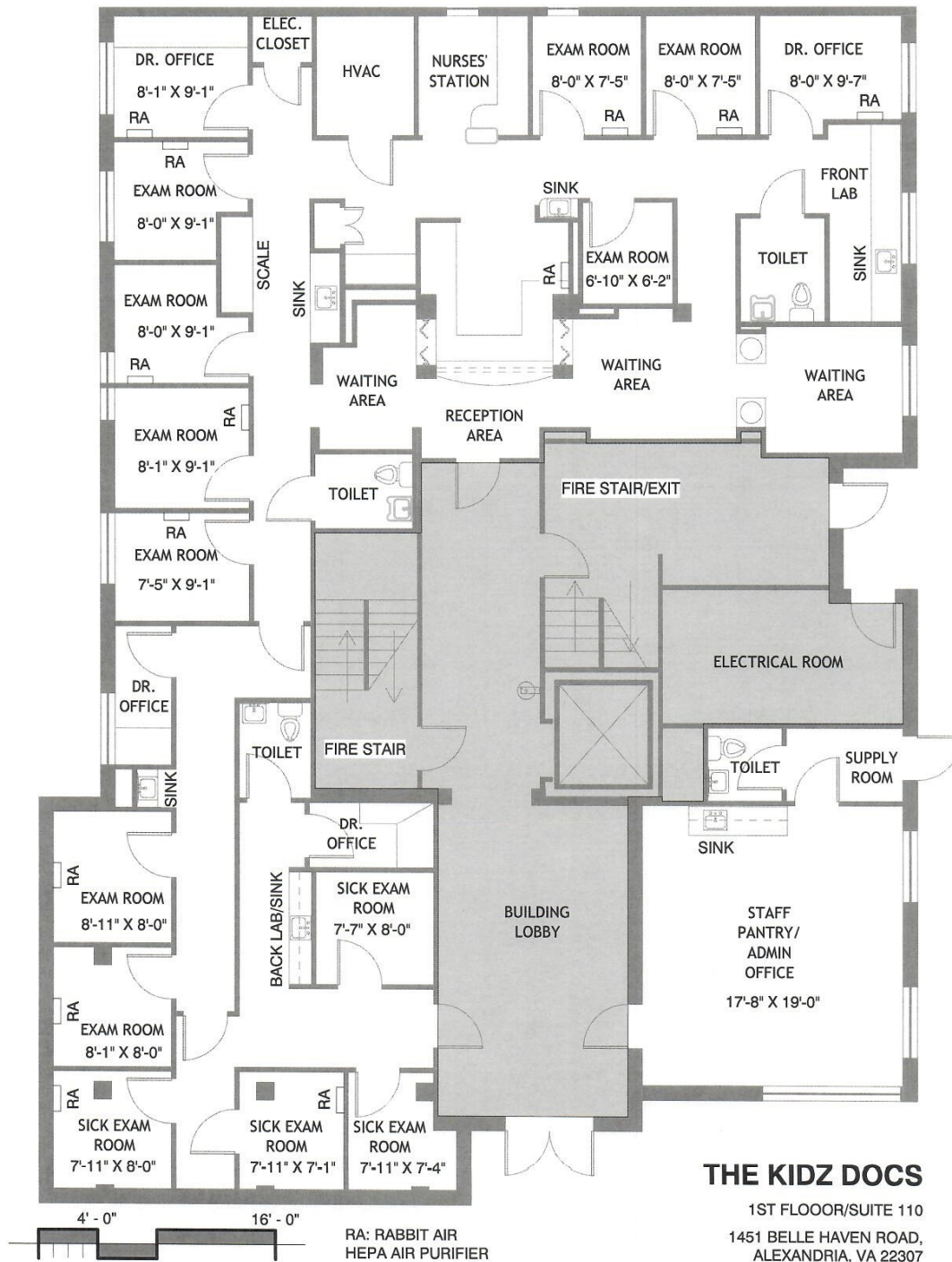


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FLOOR PLAN

1451 BELLE HAVEN ROAD
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THE KIDZ DOCS

1ST FLOOR/SUITE 110

1451 BELLE HAVEN ROAD,
ALEXANDRIA, VA 22307

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PROFORMA

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ANNUAL OWNERSHIP COST PROFORMA

Expense	Monthly	Annual
Mortgage*	\$9,143.00	\$109,716.00
Real Estate Tax (2023)	\$741.67	\$8,900.00
Condo Fees (2023)	\$3,600.00	\$43,200.00
<i>INCLUDES: All utilities, trash, landscaping, roof repairs/replacement, water & sewer, plowing/shoveling, landscaping, prop. mgmt. fee</i>		
Estimated Cleaning Expense	\$450.00	\$5,400.00
Totals	\$13,934.67	\$167,216.00

*Mortgage payment above based on purchase price \$910,000
6.5% interest rate, 20% down pymt, 30-yr. amortization

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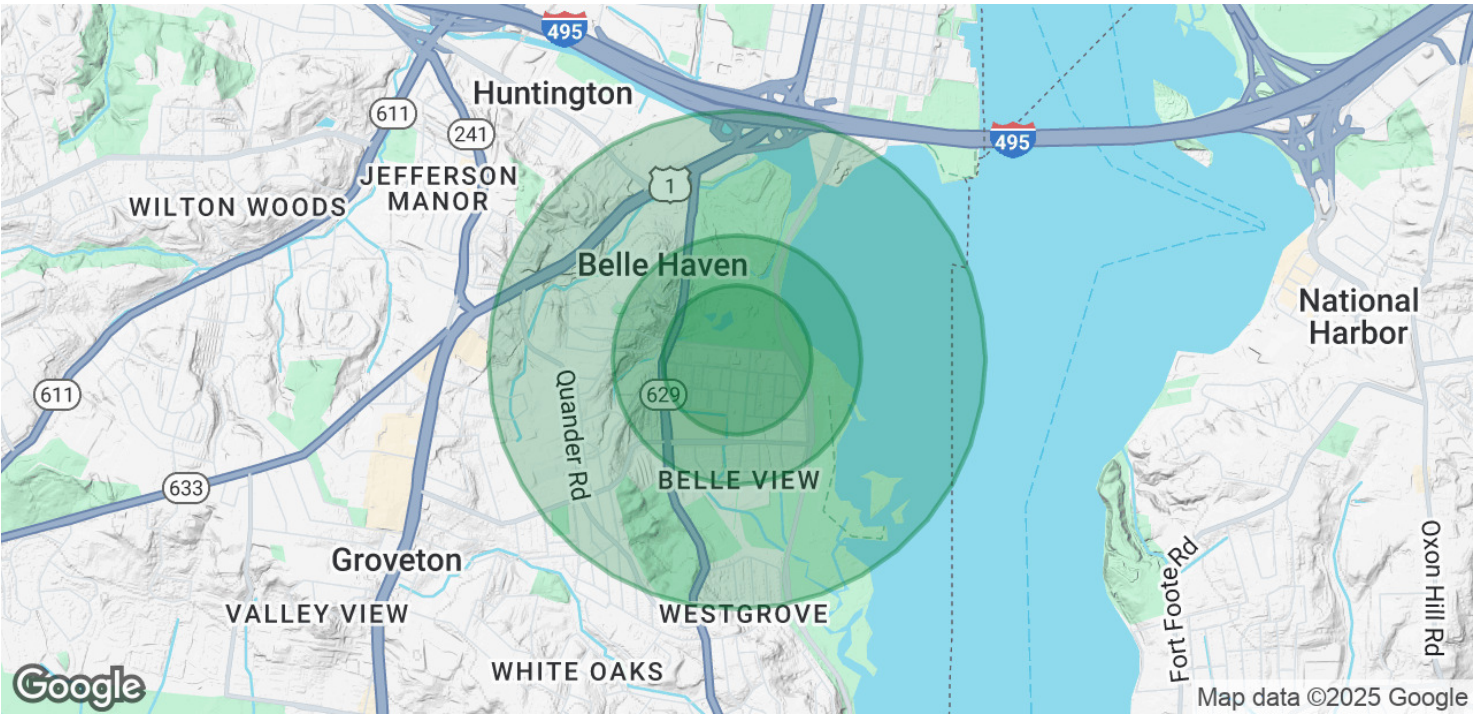


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	940	2,847	12,167
Average Age	43	44	42
Average Age (Male)	43	43	42
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	415	1,420	6,426
# of Persons per HH	2.3	2	1.9
Average HH Income	\$242,249	\$200,104	\$167,167
Average House Value	\$843,385	\$762,832	\$799,166

Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETING BY:



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