



COMMERCIAL

4200 Daniels Avenue,
Annandale, VA
\$2,750,000



Zoning C-3 (Fairfax County) | 8,202 sq.ft.

Lot Size: 0.45 | MLS# VAFX2266304

Commercial Building *Prime Annandale Location (Fairfax County) - Full Building For Sale *8,202 Sq. Ft. *Zoned C-3 *Corner Lot *Two Main Entrances *Located within Fairfax Countys Annandale Commercial Revitalization District *Construction: Steel/Block/Concrete Floors *46 +/- Acre Lot *Three Floors Total *Each Floor Separately Metered Electric + House Meter *Potential for Office Suites on Each Floor *Each Floor has Separate HVAC Service *Central Staircase Services All Floors *Two (2) Common Bathrooms on Each Floor *Lower Floor Has Additional Bathroom Within Suite * Lower Floor Has Kitchen Within Suite *ADA Accessible 2nd Floor + Lower Floor with Modifications *Off Street Asphalt Parking Containing 28 Space including Two (2) Disabled Parking *Inside the Beltway Location *Central Location Between I-495 and I-395 **Annandale Commercial Revitalization District - Fairfax Countys Revitalization Program.



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If your property is currently listed with a real estate broker, this communication is not intended to solicit the listing. All information deemed reliable, but not guaranteed.

Client Full

4200 Daniels Ave, Annandale, VA 22003

Active

Commercial Sale

\$2,750,000



MLS #: VAFX2266304
Tax ID #: 0711 04 0107
Ownership Interest: Fee Simple
Sub Type: Office
Waterfront: No

Available SqFt: 8,202.00
Price / Sq Ft: 335.28
Business Use: Medical, Other, Professional, Religious Facility, School
Year Built: 1974
Property Condition: Average

Location

County: Fairfax, VA
In City Limits: No
Legal Subdivision: ANNANDALE
Transportation: Bus Stop less than 1 mile

School District: Fairfax County Public Schools

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$16,709 / 2025
County Tax: \$14,641 / Annually
City/Town Tax: Annually
Clean Green Assess: No
Refuse Fee:
Zoning: 430
Tax Book: 711

Tax Assessed Value: \$1,304,300 / 2025
Imprv. Assessed Value: \$809,120
Land Assessed Value: \$495,180
Special Assmt: \$2,067.32
Land Use Code: 421
Block/Lot: 107

Commercial Sale Information

Business Type: Medical, Other, Professional, Religious Facility, School
Possible Use: Church, Commercial, Development, Investment, Medical/Dental, Office, Professional Service, School
Property Use: Owner User

Present Licenses: None
Potential Tenancy: Multiple
Building Area Total: 8,202 / Assessor

Building Info

Building Total SQFT: 8,202 / Assessor
Foundation Details: Slab

Building Classification: Class C
Construction Materials: Brick
Flooring Type: Carpet, Ceramic Tile, Concrete, Laminate Plank, Partially Carpeted Metal, Pitched, Rubber
Roof:
Total Loading Docks: 0
Total Levels: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.45a / 19807sf / Assessor
Fencing Y/N: No
Location Type: Business District

Road: Access - On Grade, Black Top, Paved / City/County, Public, State
Lot Features: Corner, Cul-de-sac, Level, Premium, Road Frontage
Tax Opportunity Zone Y/N: Yes

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces: 28
Total Parking Spaces: 28

Features: On Street, Parking Lot, Handicap Parking, Paved Parking, Private, Surface

Interior Features

Interior Features: Accessibility Features: None; Door Features: Atrium, Double Entry

Utilities

Utilities: Cable TV Available, Electric Available, Natural Gas Available, Phone Connected, Sewer Available, Under Ground, Water Available; Central A/C, Multi Units, Zoned; Cooling Fuel: Electric; Heating: Forced Air, Zoned; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable, DSL, Fiber Optic, LTE

Remarks

Inclusions: Storage Shed

Public: Commercial Building *Prime Annandale Location (Fairfax County) - Full Building For Sale *8,202 Sq. Ft. *Zoned C-3 *Corner Lot *Two Main Entrances *Located within Fairfax County's Annandale Commercial Revitalization District *Construction: Steel/Block/Concrete Floors . *46 +/- Acre Lot *Three Floors Total *Each Floor Separately Metered Electric + House Meter *Potential for Office Suites on Each Floor *Each Floor has Separate HVAC Service *Central Staircase Services All Floors *Two (2) Common Bathrooms on Each Floor *Lower Floor Has Additional Bathroom Within Suite * Lower Floor Has Kitchen Within Suite *ADA Accessible 2nd Floor + Lower Floor with Modifications *Off Street Asphalt Parking Containing 28 Space including Two (2) Disabled Parking *Inside the Beltway Location *Central Location Between I-495 and I-395 **Annandale Commercial Revitalization District - Fairfax County's Revitalization Program Includes Financial Incentives Such As Partial Abatement of Real Estate Taxes, Reduced Site Plan Fees and Other Benefits for Owners(if qualified) *Contact Agent Today For More Information and Showings.

Directions

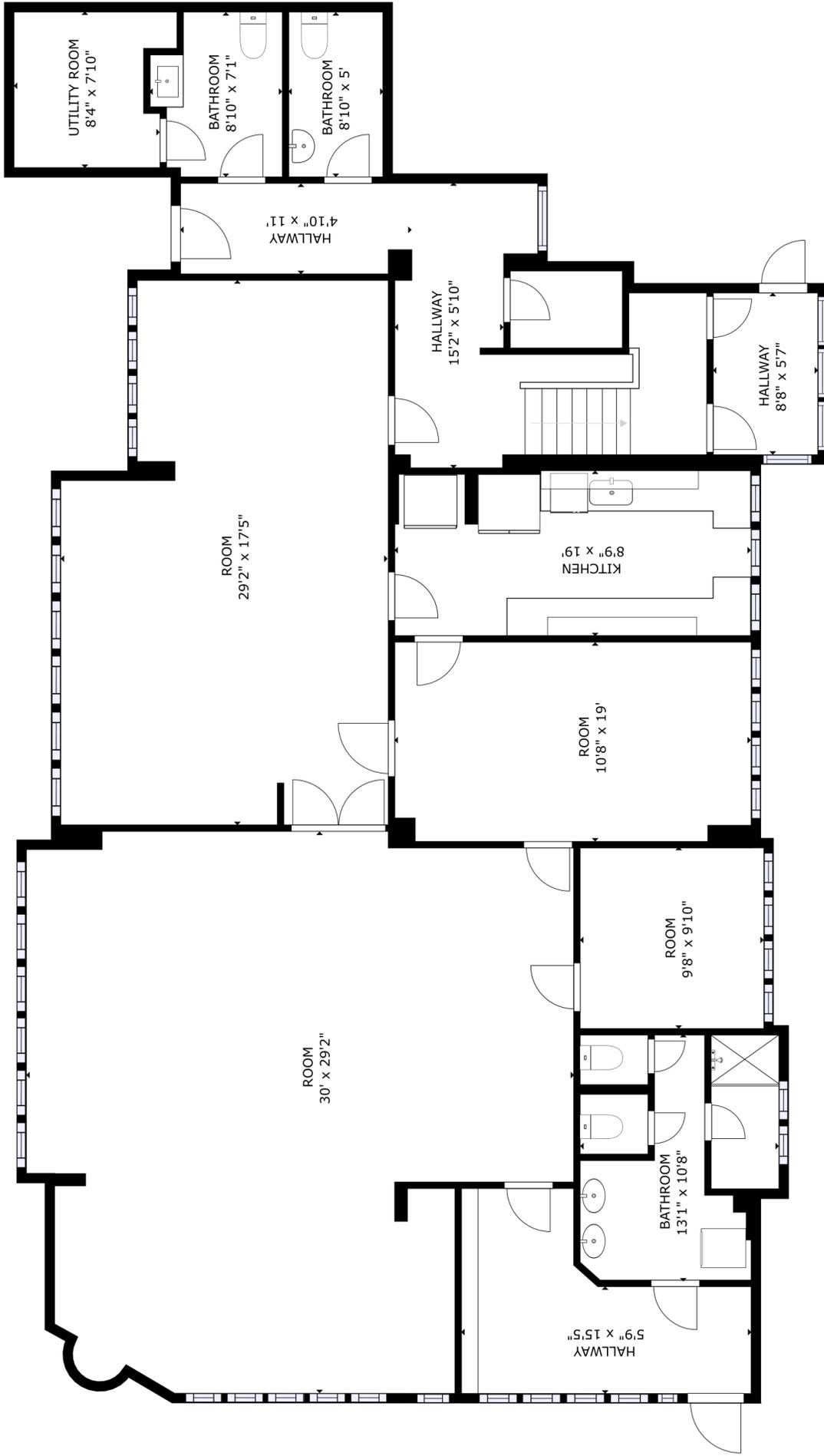
From 495: Take exit for Rt. 236 (Little River Turnpike) Left onto Backlick Rd. Right onto Daniels. Property at the corner of Poplar St. and Daniels.

Listing Details

Original Price:	\$2,750,000	DOM:	127
Sale Type:	Standard	Listing Terms:	All Negotiation Thru Lister
Listing Term Begins:	09/01/2025	Lease Considered:	No
Possession:	Immediate, Negotiable, Settlement	Documents Available:	Plat
Acceptable Financing:	Industrial Development Authority, Conventional, Exchange, Negotiable, Private		
Other Equipment:	None		

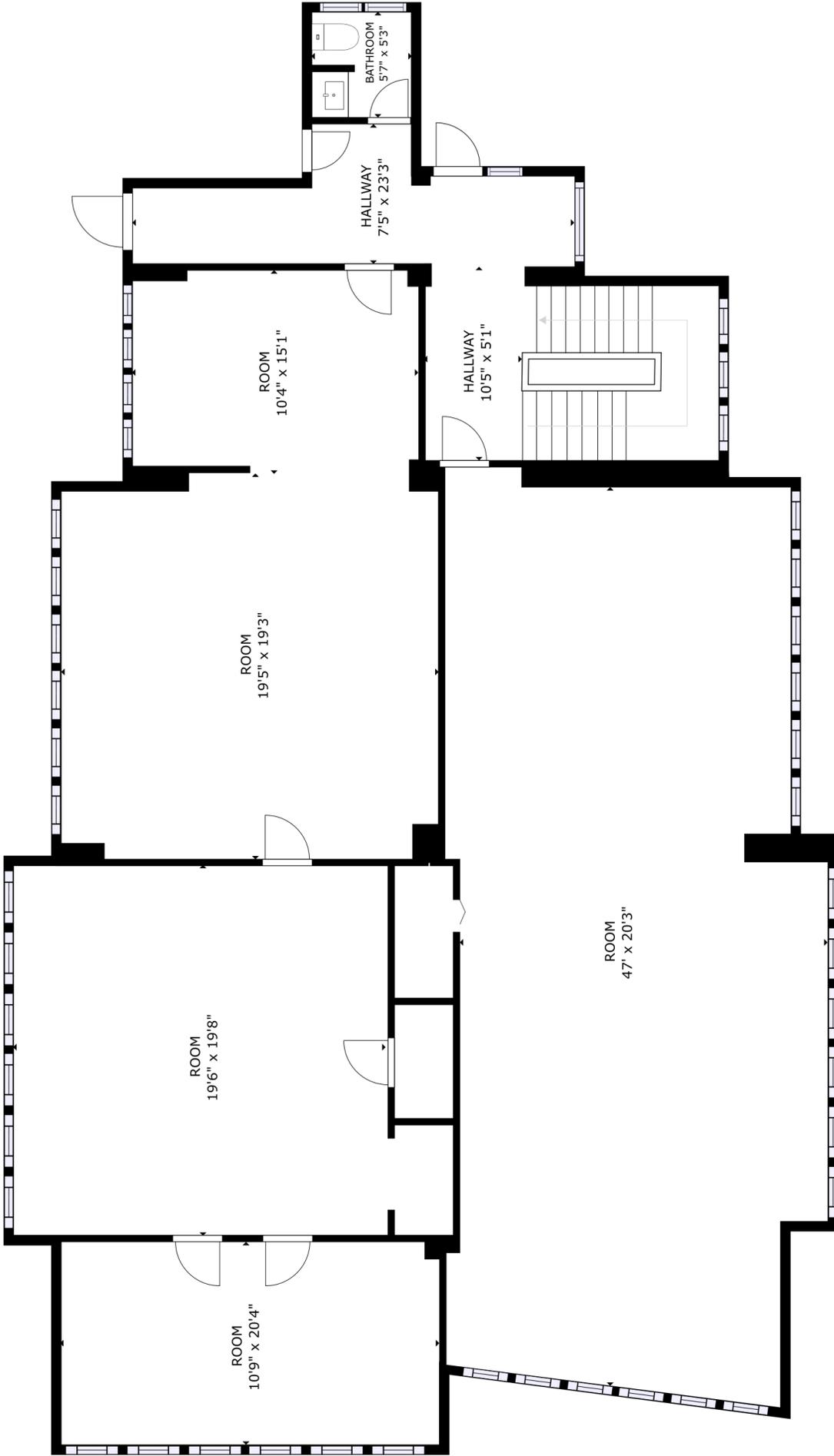
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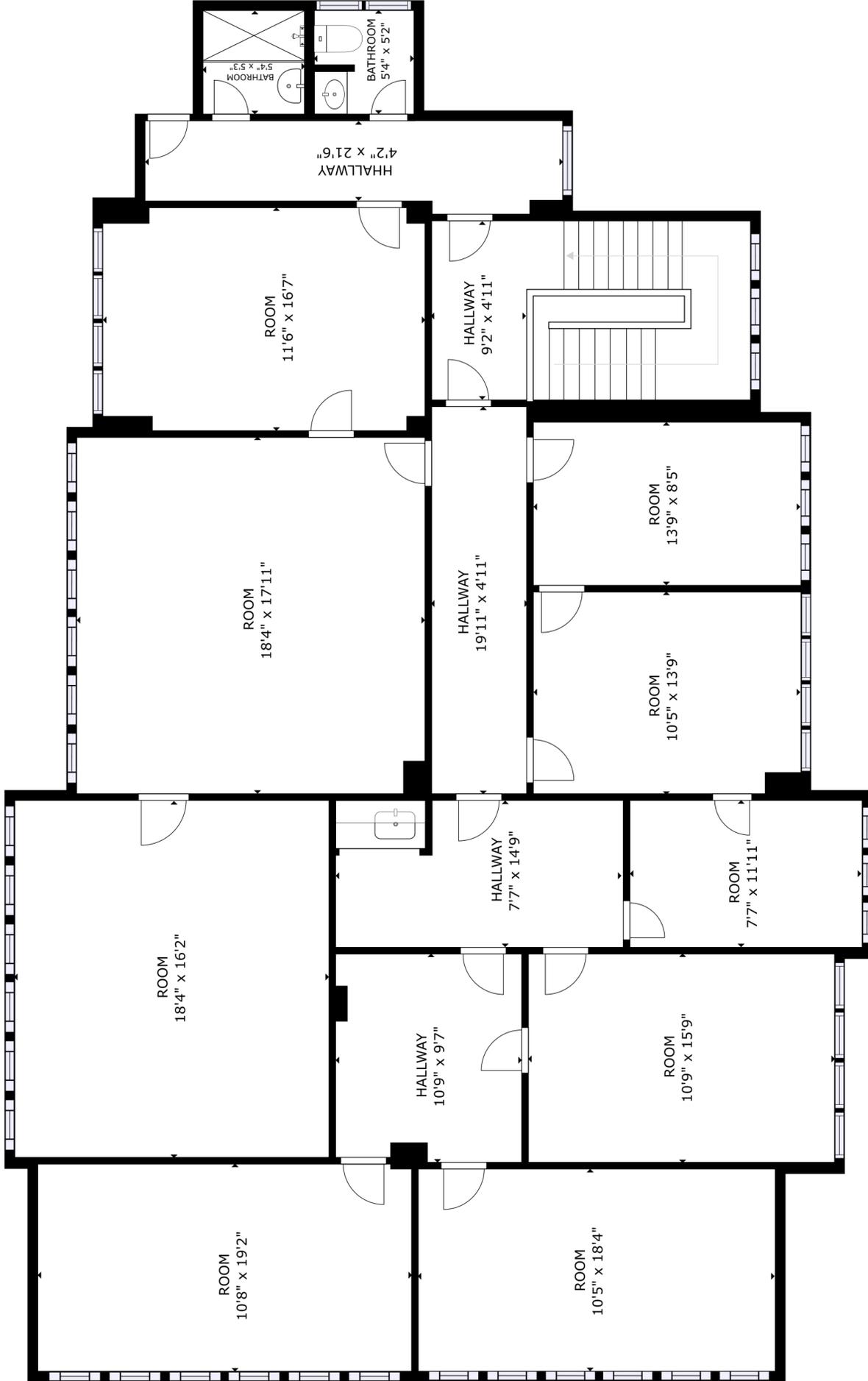
GROSS INTERNAL AREA
 FLOOR 1: 2483 sq ft, FLOOR 2: 2462 sq ft, FLOOR 3: 2435 sq ft
 TOTAL: 7440 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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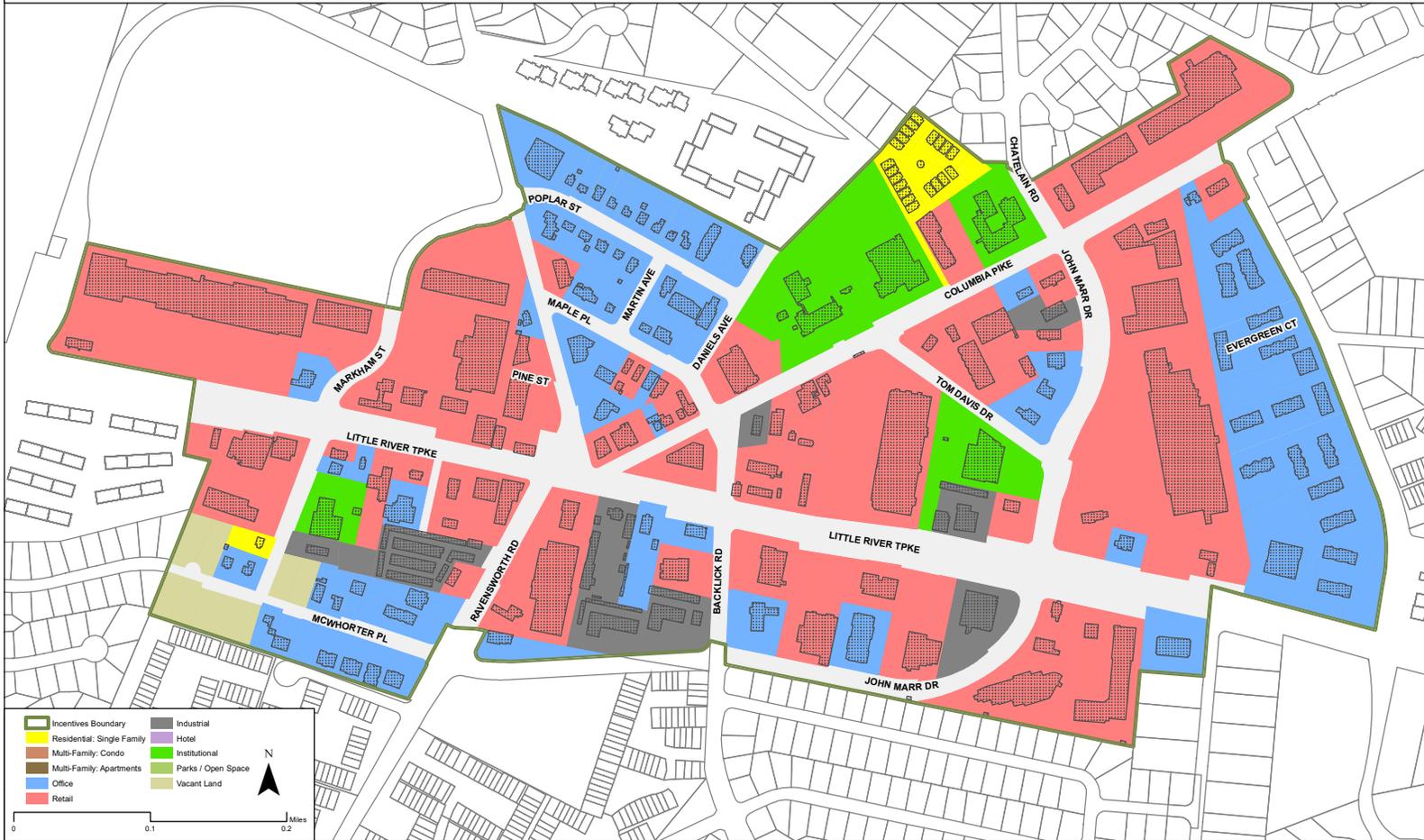


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Annandale Economic Incentive Program Area



Economic Incentive Program

Fairfax County adopted a new program on September 15, 2020, that provides an economic incentive to the private sector to purchase, assemble, revitalize and redevelop property for economic development purposes. Called the Economic Incentive Program or EIP, the program was established by ordinance. The ordinance amends Chapter 4 of the County Code to create a new Article 29 entitled "Incentives to Encourage Economic Growth".

[View a video presentation of the Economic Incentive Program](#)

FINANCIAL AND REGULATORY INCENTIVES

Financial incentives include a ten percent reduction of site plan fees and a partial abatement of the real estate taxes on the difference between the base value of a property and its post-development value, including any increase or decrease in the annual assessed value of the tax-exempt portion of the property. In addition to the financial incentives, there are regulatory incentives such as expedited scheduling of zoning applications, concurrent processing of a Comprehensive Plan amendment and zoning application, and concurrent processing of a site plan with a zoning application.

ELIGIBILITY REQUIREMENTS

- The development proposal must be located within one of the six designated Economic Incentive Areas:
 - Annandale Commercial Revitalization District (CRD)
 - Bailey's Crossroads / Seven Corners CRD
 - McLean CRD
 - Lincolnia Commercial Revitalization Area (CRA)
 - Richmond Highway CRD, adjacent Suburban Neighborhood Areas, and portions of the Huntington Transit Station Area (TSA): Map 1, Map 2, Map 3
 - Springfield CRD and the non-single family portion the Springfield TSA
- The proposed development must be commercial, industrial, and/or multi-family residential
- The application must contain a newly proposed assemblage, not previously submitted for rezoning or site plan approval of at least 2 contiguous parcels, with different owners, totaling a minimum of two acres. However, the Board of Supervisors may make an exception regarding the minimum size of consolidation.
- The proposal must be consistent with the consolidation and use recommendations of the Comprehensive Plan, and all laws and policies related to the provision and preservation of affordable housing.

ECONOMIC INCENTIVE AREAS - EFFECTIVE DATES

Each Economic Incentive Area is in effect for a period of ten-years. This timeframe is the period within which a qualifying property will be able to avail themselves of the partial real estate tax abatement. The partial real estate tax abatement does not extend beyond the specified timeframes, regardless of when a property becomes qualifying.

- Annandale Incentive Area: January 1, 2025 to December 31, 2034
- Bailey's Crossroads / Seven Corners Incentive Area: July 1, 2022 to June 30, 2032
- Lincolnia Incentive Area: January 1 2025 to December 31, 2034
- McLean Incentive Area: July 1, 2024 to June 30, 2034
- Richmond Highway Incentive Area: July 1, 2024 to June 30, 2034
- Springfield Incentive Area: July 1, 2024 to June 30 2034

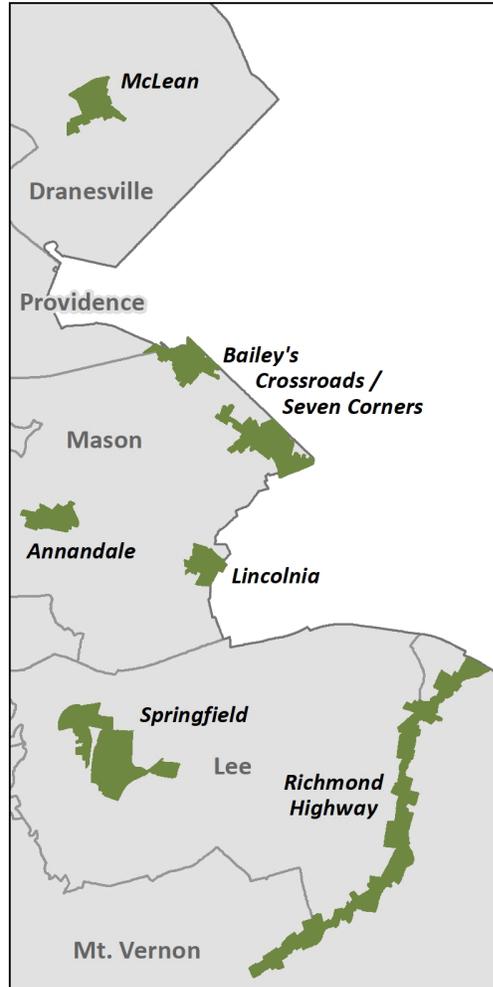
APPLICATION PROCESS AND DOCUMENTS

Prior to filing an **application** with the Fairfax County Department of Planning and Development, Community Revitalization Section; applicants should review the ordinance eligibility criteria. Contact DPD's Community Revitalization Section for assistance in determining eligibility at 703-324-9300. A summary of the application process can be seen in the adjacent chart (click to enlarge). For a detailed description of the application requirements and process, please read the [EIP Requirements and Procedures](#).

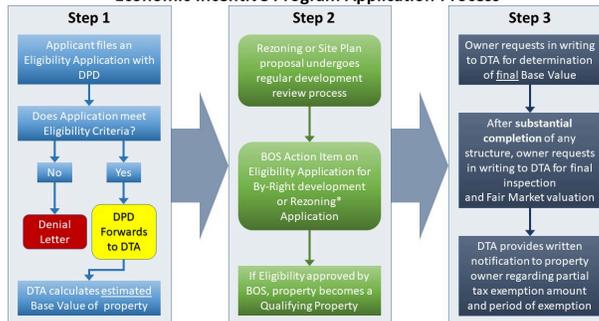
To request either a Final Base Value or a Final Fair Market Value of your property, please use the following DocuSign PowerForms:

[Final Base Value Request Form - EIP](#)

[Final FMV Request Form - EIP](#)



Economic Incentive Program Application Process



* Economic Incentive Program applications can proceed concurrently with a rezoning application to the BOS.

