

OLD TOWN BUILDING FOR SALE

109-111 S. FAIRFAX STREET

Alexandria, VA



Presented by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com



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109-111 S. FAIRFAX STREET
Alexandria, VA

TARTAN
PROPERTIES



OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	4,560 SF
Lot Size:	2,220 SF
Price / SF:	\$460.53
Current NOI:	\$82,267
Cap Rate:	4.45%
Annual NOI:	\$82,267
Year Built:	1770
Zoning:	(CD) Commercial Downtown

[TAKE VIRTUAL TOUR](#)

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 109-111 South Fairfax Street, Alexandria, VA. This historic 4,560 SF building, dating back to 1770, offers a prime location in the heart of Northern Virginia's Commercial Downtown district. The property boasts 100% occupancy with multiple tenants, presenting an ideal income-producing asset. With room for rent growth and management efficiencies, as well as the potential for operating expense sharing through new leasing agreements, this property offers a solid foundation for a savvy investor. All tenants are currently on month-to-month leases, providing flexibility for future plans and one lease expiration. This is a rare chance to acquire a piece of history with substantial investment potential.

VALUE ADD OPPORTUNITY

- Multiple tenants
- Room for rent growth
- All tenants are month to month with one upcoming lease expiration

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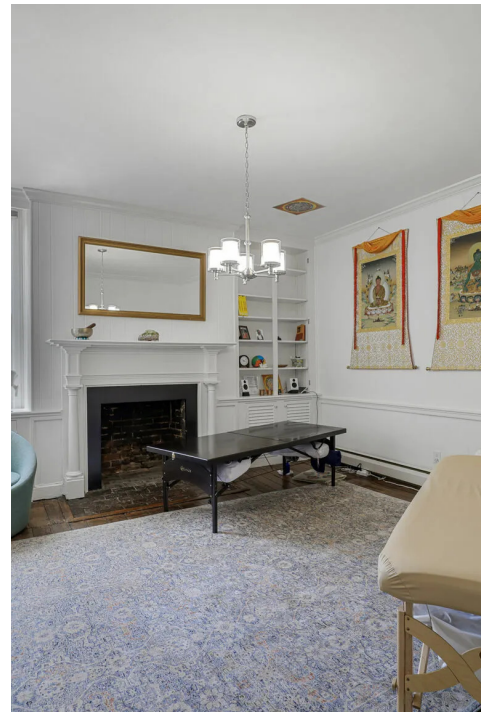


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OLD TOWN BUILDING FOR SALE

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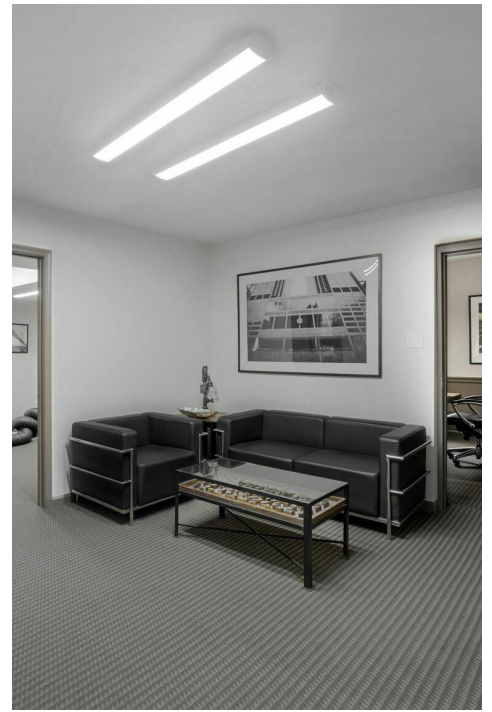
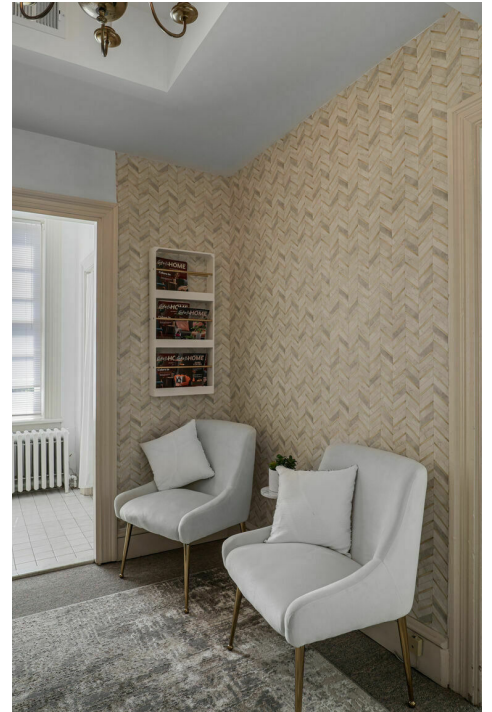


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MONTHLY RENT ROLL

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SUITE	TENANT NAME	LEASE END
Retail (1B)	Retail store	month to month
Basement	Office Space	month to month
1A	Interior Decorator	month to month
2A	Office Space	month to month
2B	Real Estate Broker	month to month
2nd Floor #3	Massage Therapy	5/31/2026
3A	LCSW Office	month to month
3B	Psychologist	month to month
1	Massage Therapy (2 rooms)	month to month
2	Office space	month to month

TOTALS

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RENT INCOME AND ANNUAL EXPENSES

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PROPERTIES

INCOME SUMMARY

Tenant Rent Income \$114,180

GROSS INCOME \$114,180

EXPENSES SUMMARY

American Water \$802

AlexRenew (wastewater) \$1,447

Electric \$3,744

Gas \$1,263

Cleaning \$610

Repairs \$5,342

Taxes \$18,704

Insurance \$4,586

OPERATING EXPENSES \$36,499

NET OPERATING INCOME \$82,267

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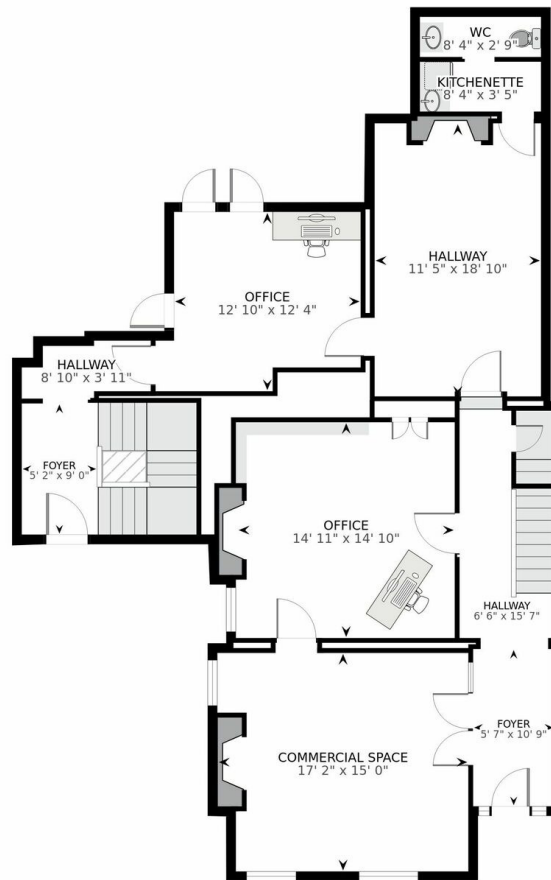
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HISTORIC BUILDING FOR SALE

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MAIN FLOOR Inside Area 1318 ft²



0.26.21

All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

1st Floor - 109 - 111 S. Fairfax Street

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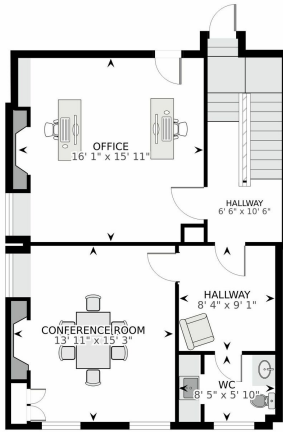
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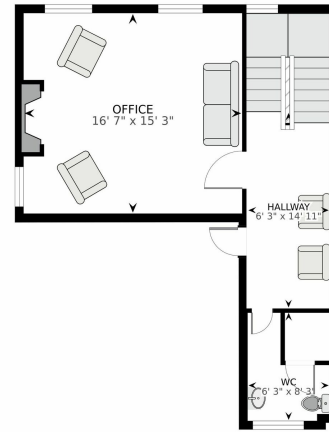
SECOND FLOOR Inside Area 720 ft²



0.26.21

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THIRD FLOOR Inside Area 449 ft²



0.26.21

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2nd Floor - 109 S. Fairfax Street

3rd Floor - 109 S. Fairfax Street

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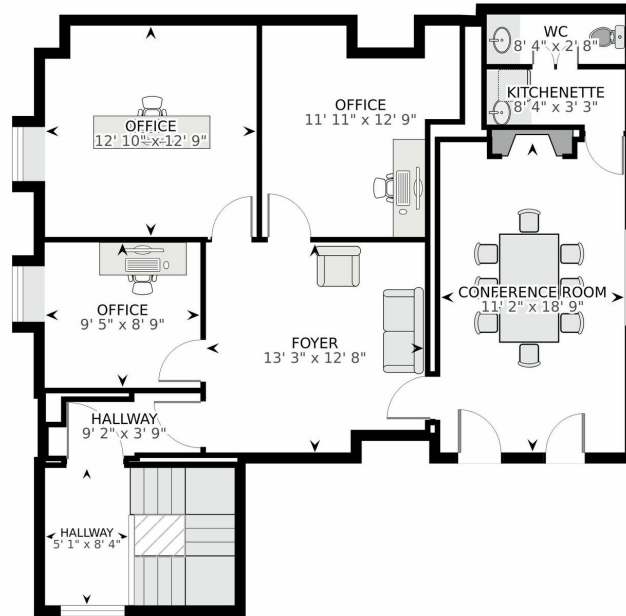


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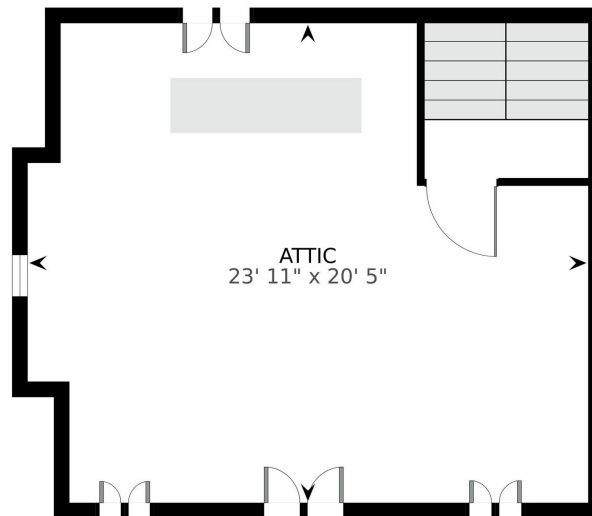
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111 S. Fairfax Street - 2nd Floor Office Suite

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ATTIC Inside Area 470 ft²



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109 S. Fairfax Street - Attic Level Vacant Office

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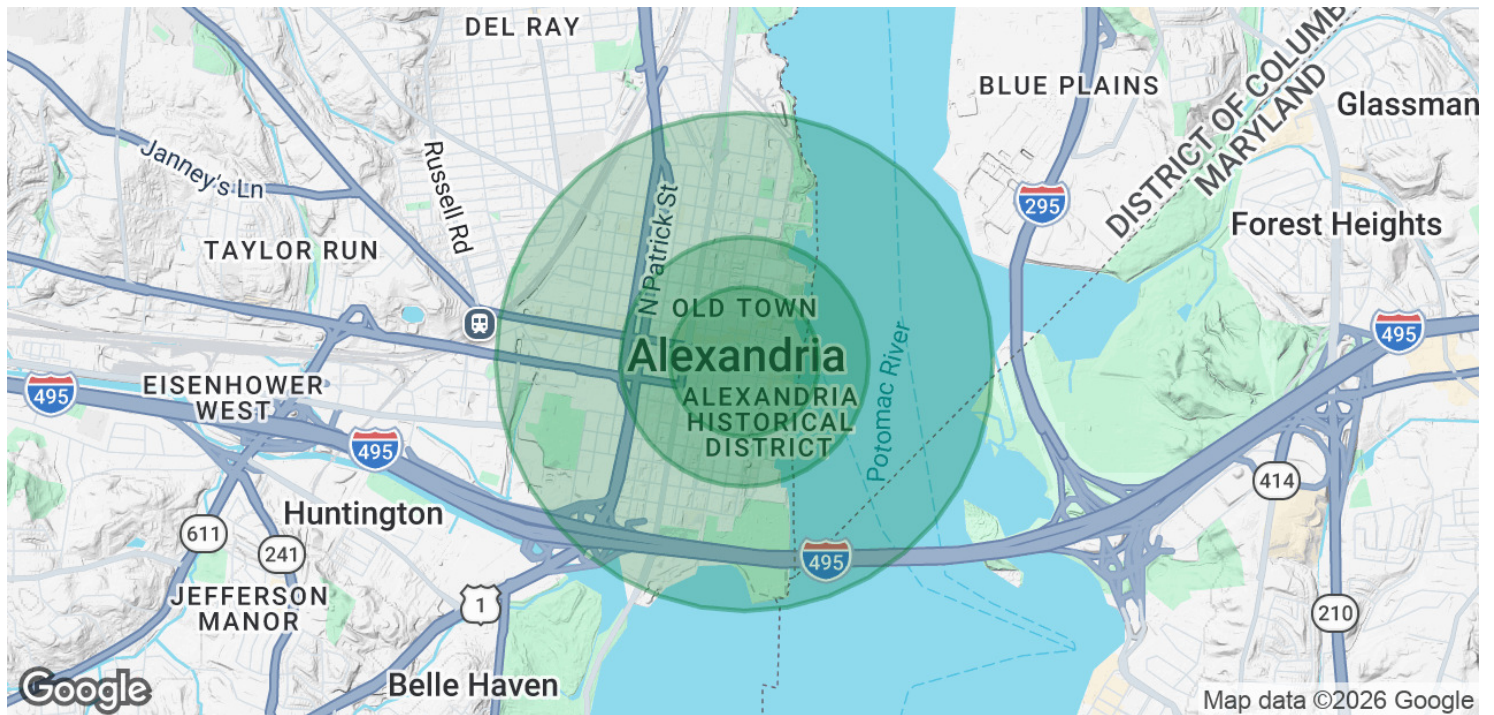


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,688	7,754	24,131
Average Age	49	47	43
Average Age (Male)	50	47	43
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,303	3,904	13,070
# of Persons per HH	2.1	2	1.8
Average HH Income	\$248,689	\$235,039	\$206,050
Average House Value	\$1,390,872	\$1,260,608	\$1,002,791

2020 American Community Survey (ACS)

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EXCLUSIVELY MARKETED BY:



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