

FOR SALE

OFFICE CONDO

9851 BUSINESS WAY MANASSAS, VA 20110



SALE PRICE **\$150,000**

OFFERING SUMMARY

Building Size: 760 SF
Zoning: I-1
Market: Washington DC
Submarket: Manassas
Price / SF: \$197.37
Parcel ID: 101-49-00-4-C

PROPERTY OVERVIEW

This 760 SF office condo features an efficient layout suitable for a variety of professional office uses. The suite includes a large reception/waiting area, 2 spacious private offices, a private restroom, break room, and utility/storage room, all connected by a functional hallway layout that maximizes usable space. The configuration provides a welcoming client-facing reception area with dedicated workspace for staff and ownership. This turn-key office condo is well suited for an owner-user or investor.

Disclosure: Owner is a licensed real estate agent in the Commonwealth of Virginia.

LOCATION OVERVIEW

Located in Ashton Professional Center just outside Old Town Manassas, this property offers convenient access to major local thoroughfares and key government services. The building is approximately a quarter mile from both Wellington Road and Rt. 28/Nokesville Rd. and about 1 mile from the Prince William County Courthouse, making it well suited for legal, professional, and administrative users seeking proximity to the courthouse and downtown Manassas.

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

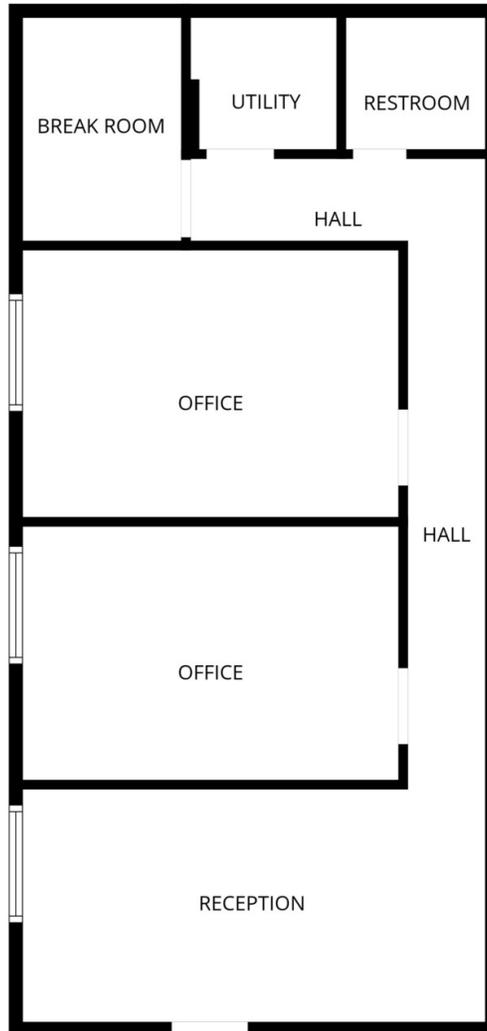
www.Weber-Rector.com

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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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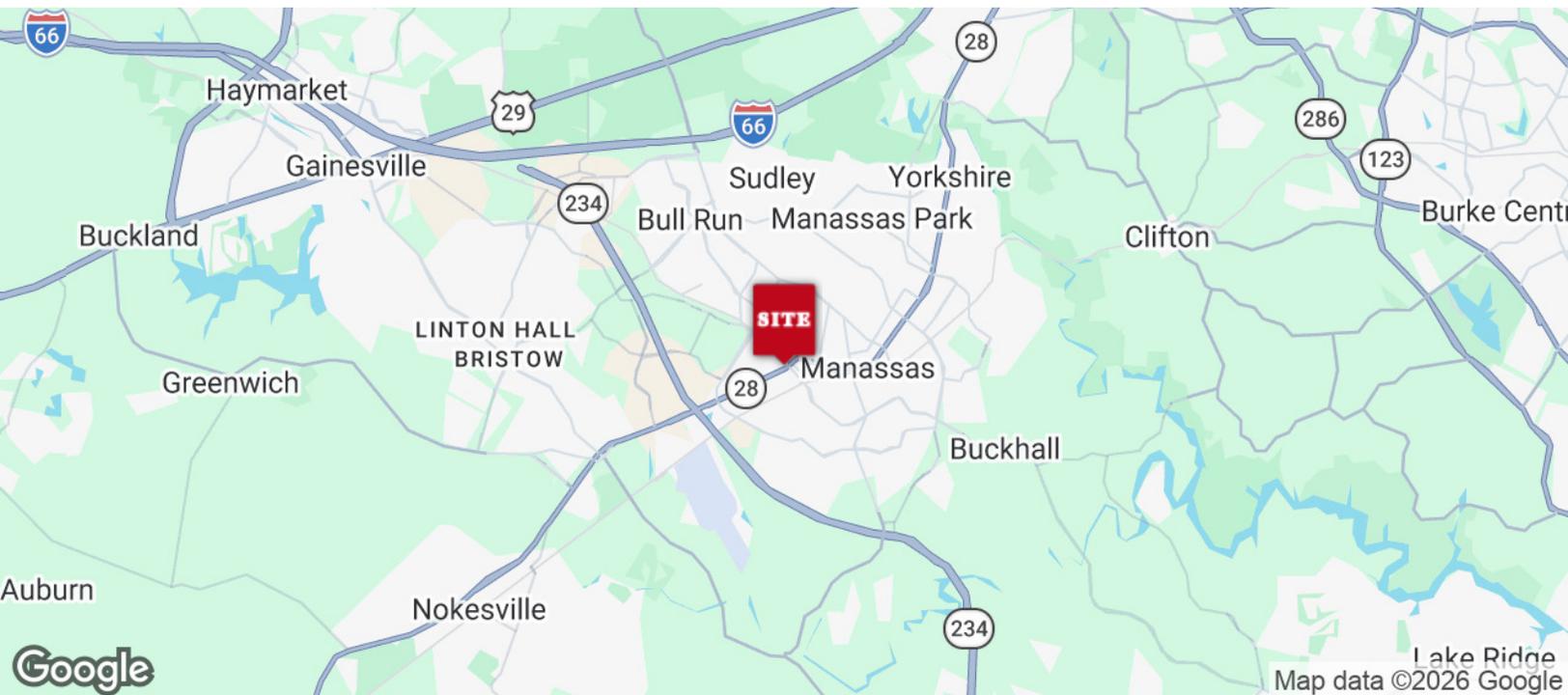
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LOCATION MAP



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ZONING INFORMATION

City of Manassas I-1 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Parks and Open Space
Public Facility	Public Utility
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater) Subject to Sec. 130-103	Airport or Aviation Facility
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)	Business Support Service
Catering Facility	Construction Material Sales
Consumer Repair or Contractor/Tradesperson Services	Craft Shop
Financial Institution	Garden Center
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Office, General	Parking Structure, Multilevel
Personal Improvement Service	Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop) Subject to Sec. 130-103
Specialty Food Shop	Laboratory
Laundry, Commercial	Manufacturing, Light
Research & Development	Warehousing & Distribution
Wholesale Trade	Accessory Uses. Subject to Sec. 130-57
Caretaker Quarters	

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