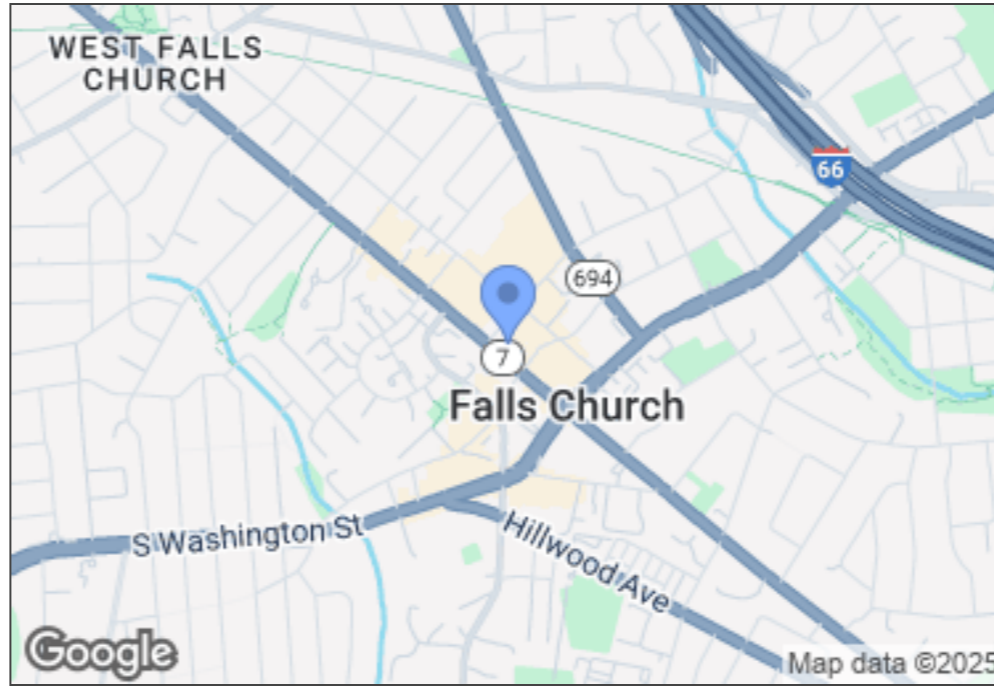


Listing



Recent Change: **02/02/2025 : New Active : ->ACT**

MLS #:	VAF2002734	Available SqFt:	7,200.00
Tax ID #:	51-106-003	Price / Sq Ft:	493.59
Ownership Interest:	Fee Simple	Business Use:	Other/General Retail
Unit Entry Floor:	1	Year Built:	1970
Sub Type:	Retail	Property Condition:	Good
Waterfront:	No		

**Location**

County:	Falls Church City, VA	School District:	Falls Church City Public Schools
In City Limits:	Yes	Election District:	8

**Association / Community Info**

Property Manager:	No	Association Recreation Fee:	No
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**Taxes and Assessment**

Tax Annual Amt / Year:	\$26,086 / 2022	Tax Assessed Value:	\$2,729,500 / 2024
County Tax:	Annually	Imprv. Assessed Value:	\$2,287,900
City/Town Tax:	\$26,086 / Annually	Land Assessed Value:	\$441,600
Clean Green Assess:	No	Historic:	No
Municipal Trash:	No	Land Use Code:	006
Zoning:	OD-MCA	Block/Lot:	A
Zoning Description:	Official Design District - Municipal (Similar to B-1)		

**Commercial Sale Information**

Business Type:	Other/General Retail	Potential Tenancy:	Multiple
Possible Use:	Retail	Building Area Total:	7,800 / Estimated
Property Use:	Owner User		
Traffic Count:	20000-29999		

**Building Info**

Building Units Total:	3	Building Classification:	Class C
Building Total SQFT:	7,800 / Estimated	Construction Materials:	Block, Brick, Masonry
Foundation Details:	Slab	Roof:	Flat, Tar/Gravel
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

**Lot**

Lot Acres / SQFT:	0.15a / 6691sf / Assessor
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**Ground Rent**

Ground Rent Exists:	No
Ground Rent Amount:	Annually

**Parking**

Car Parking Spaces	8	Features:	Parking Lot, Paved Parking, Surface
<b>Total Parking Spaces</b>	<b>8</b>		

**Interior Features**

Interior Features:	Accessibility Features: Level Entry - Main, Ramp - Main Level
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**Utilities**

Utilities: Electric Available, Natural Gas Available, Sewer Available, Water Available; Central A/C, Roof Mounted, Zoned; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Electric; Water/Sewer Hookup Fee: \$; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Fiber Optic

**Remarks**

Public: Prime Falls Church commercial real estate available for the first time in generations. This 7800 gross square foot building has housed the Falls Church Antique Company for the last 40 years, and is now on the market as the owner looks to retire. He is willing to consider buyers who would like to keep the antiques store as well. Falls Church has some of the lowest retail vacancy rates around often coming in less than 3%, approx 25,000 cars daily, and one of the most affluent zip codes in the country . 2 blocks down from new 43,000 sq ft Whole Foods new mixed use building, and across the street from 2016 built mixed use building with Harris Teeter, with 600+ condos in those two buildings alone. A chance to own a commercial property in one of the fastest growing places in the region. Listing agent is owner's son.

**Directions**

From intersection of Rt 7 & Rt. 29 in Falls Church City, Go one block east, turn right on Maple Ave, then left into parking lot at rear of the building.

**Listing Details**

Original Price:	\$3,850,000	DOM:	1
Sale Type:	Standard	Lease Considered:	Yes
Listing Term Begins:	01/31/2025	Seller Concessions:	No
Possession:	Negotiable		
Other Equipment:	None		

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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