

FOR SALE

OFFICE CONDO

8781 MATHIS AVE MANASSAS, VA 20110



SALE PRICE **\$250,000**

OFFERING SUMMARY

Building Size: 1,228 SF
Zoning: B4
Condo Fees: \$362.64/Month
Market: Washington DC
Submarket: Manassas
Price / SF: \$203.58
Parcel ID: 111-30-00-C1-BC

PROPERTY OVERVIEW

Professional office condo for sale. The unit is zoned B-4; General Commercial allowing for a wide range of uses including general office, medical office, retail sales, personal services, and other professional uses. This move-in ready suite features multiple private offices, a conference room, reception area, waiting room, file/storage space, kitchenette, and a private restroom. Ideal for owner-users seeking a well-located, functional office space with flexibility to support a variety of business needs.

LOCATION OVERVIEW

The property is positioned just off Rt. 28 within the Samantha's Corner office/retail complex, with convenient access to Rt. 234/Sudley Rd and other primary thoroughfares, offering excellent connectivity throughout the area. It is located just minutes from Old Town Manassas, providing nearby access to restaurants, retail, and local services. The surrounding area includes a mix of established office and commercial users, making it a practical and accessible location for both employees and clients.

PRESENTED BY:

RYAN ARCHIBALD
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703.420.8267
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

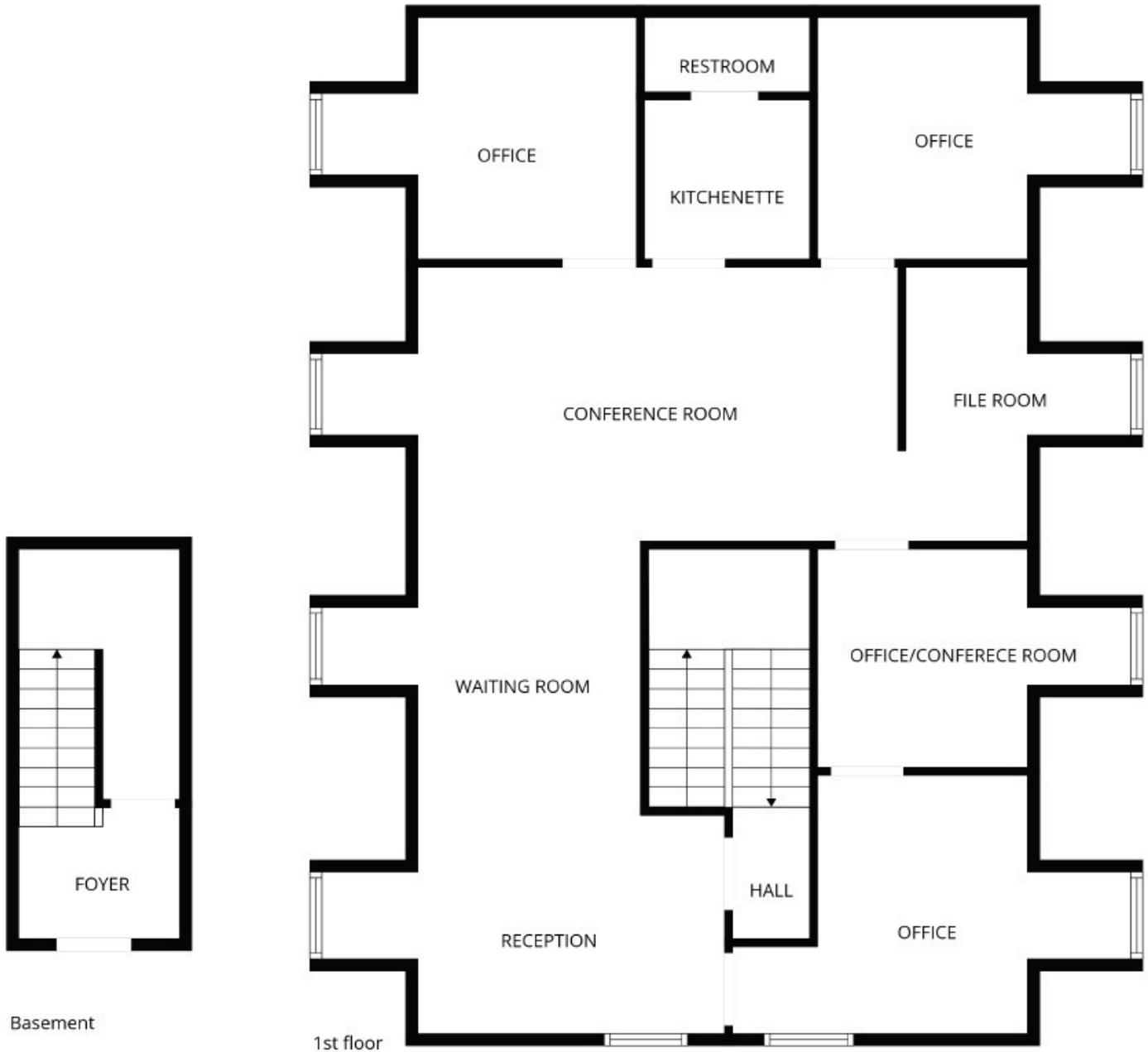
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FLOOR PLAN



*Illustrative plan only. Not to scale.

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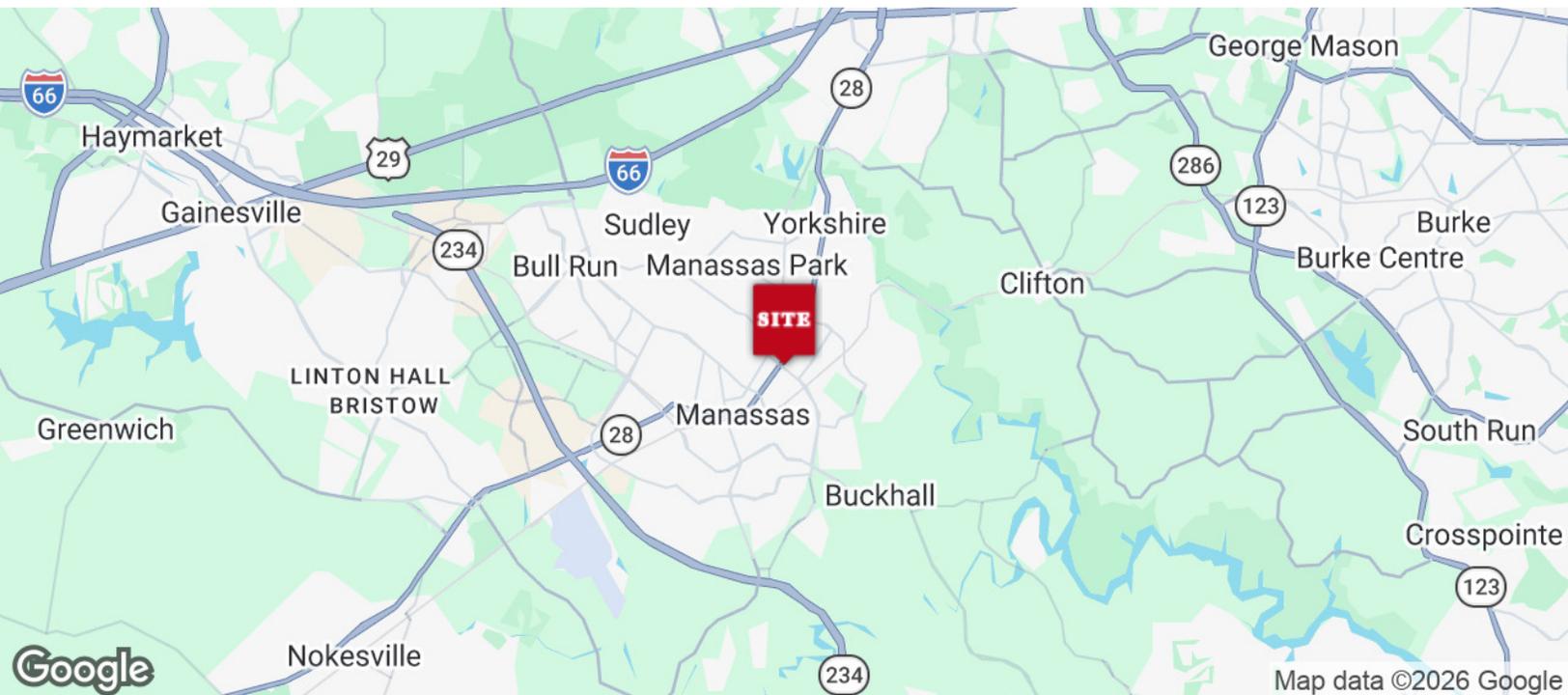
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LOCATION MAP



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ZONING INFORMATION

City of Manassas B-4 By-Right Uses	
Assembly, Place of (less than 50 persons)	Broadcasting or Telecommunications Tower, Collocation
Business or Trade School (less than 50 persons)	Business or Trade School (50 or more persons)
Child Care Center	Cultural Facility
Day Care Center, Adult	Parks and Open Space
Public Facility	Public Utility
Antique Shop	Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
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
Hotel	Liquor Store
Motor Vehicle Parts/Supply Establishment	Office, General
Office, Medical	Parking Structure, Multi-level
Personal Improvement Service	Professional Personal Service
Restaurant	Retail Sales
Short-Term Loan Establishment	Specialty Food Shop
Tattoo Parlor and/or Body Piercing Salon	Veterinary Hospital
Accessory Uses	Caretaker Quarters
Temporary Use (Outdoor Events)	Temporary Use (Outdoor Sales)

[Click here for the full City of Manassas zoning use table.](#)

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