

FOR SALE

FULLY LEASED INVESTMENT PROPERTY

39 GARRETT ST WARRENTON, VA 20186



SALE PRICE **\$1,200,000**

OFFERING SUMMARY

Cap Rate:	7.5%
NOI:	\$90,018
Year Built:	1948
Building Size:	9,287 SF
Zoning:	RO
Price / SF:	\$129.21
Parcel ID:	6984-14-0522-000

PROPERTY OVERVIEW

This fully leased office building offers an excellent investment opportunity with stable tenancy and reliable income. Projections for 2025 include a strong net operating income of \$90,018.45. At a 7.5% capitalization rate, the property is an attractive option for investors seeking a balanced blend of steady cash flow and long-term value in a proven Northern Virginia market.

LOCATION OVERVIEW

The property is situated in the heart of Warrenton, a historic and thriving community in Fauquier County. The downtown area offers a walkable mix of shops, dining, professional services, and government offices, supporting steady tenant demand. From this central location, regional connectivity is excellent: less than a quarter mile to US Rt. 29 & Rt. 211 and about 2 miles to Rt. 17 & Rt. 15. These major corridors provide direct access to Northern Virginia, Washington, D.C., Charlottesville, and the Blue Ridge Mountains, making the property both locally convenient and regionally accessible.

PRESENTED BY:

COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	BRIAN SNOOK COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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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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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$125,828
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EXPENSES SUMMARY

Maintenance & Repairs	\$3,042
Cleaning	\$3,900
Landscaping	\$4,620
Snow Removal	\$1,200
Electric	\$3,535
Gas	\$501
Telephone & Internet	\$3,085
Water/Sewer	\$199
Trash	\$4,206
Real Estate Taxes	\$7,866
Insurance	\$3,655

OPERATING EXPENSES	\$35,810
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NET OPERATING INCOME	\$90,018
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ADDITIONAL PHOTOS



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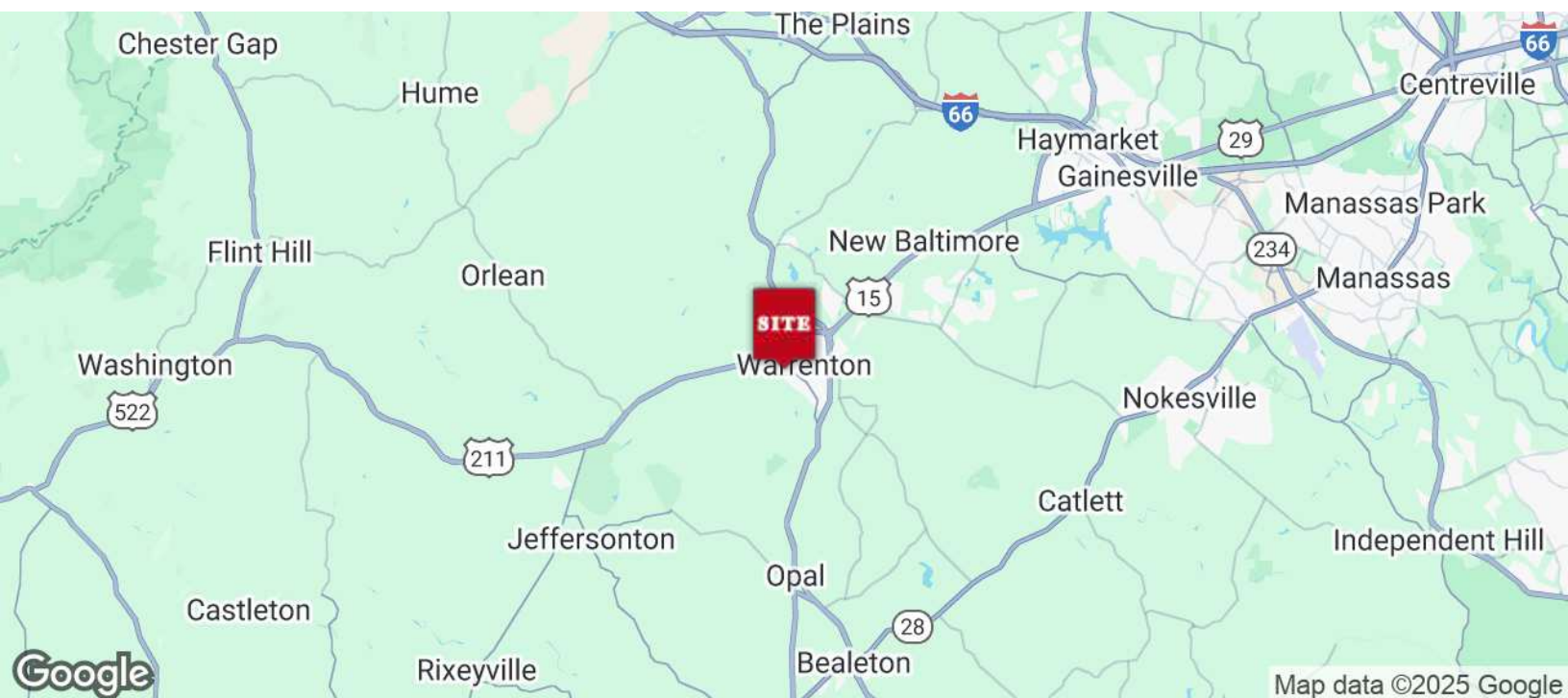
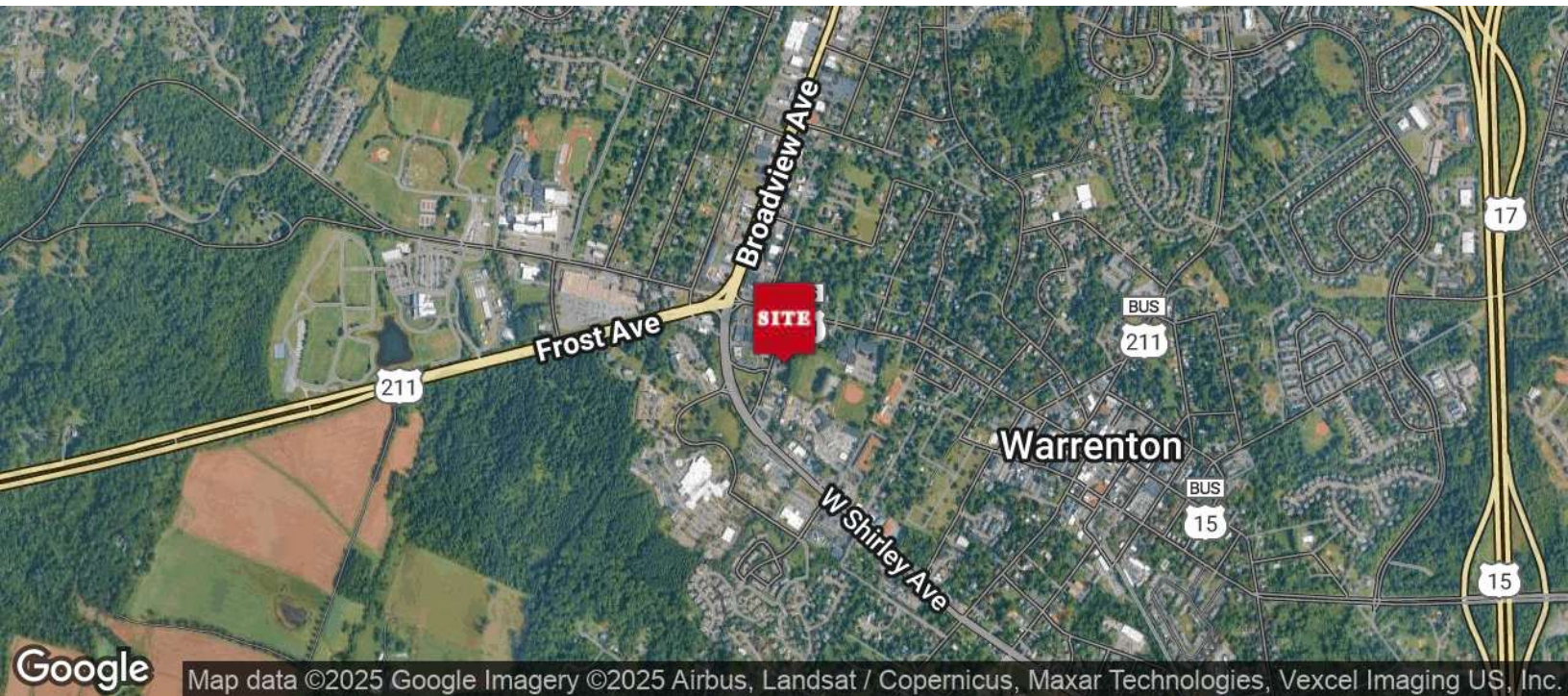
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LOCATION MAP



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