

OFFICE/MEDICAL CONDO FOR SALE

LOUDOUN TECH CENTER

21495 RIDGETOP CIRCLE, SUITE 305, STERLING, VA 20166

\$3,500 BROKER BONUS

* For a sale closing by May 31, 2026

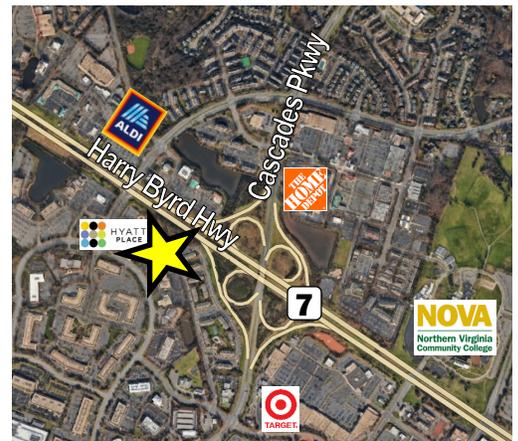


SALE PRICE:
\$353,900.00



FEATURES:

- 1,506 SF OFFICE/MEDICAL CONDO
- 3RD FLOOR SUITE WITH BUILDING ELEVATOR
- WINDOWED OFFICES, CONFERENCE ROOM, RECEPTION AREA, RESTROOMS, AND MULTIPLE ENTRANCES
- STRATEGIC LOCATION WITH ACCESS TO ROUTES 7 & 28
- LOCAL AMENITIES INCLUDE RESTAURANTS, SHOPPING, BANKING AND HOTEL
- IDEAL SPACE FOR THERAPY USES & MEDICAL ALONG WITH GENERAL OFFICE SPACE
- BUILDING OFFERS SHARED CONFERENCE ROOM FACILITY
- SELLER WILL CONSIDER LEASEBACK AS PART OF AN INVESTMENT SALE
- MONTHLY CONDO DUES: \$1,074.96
- ANNUAL REAL ESTATE TAXES: \$2,664.26



THOMAS HERTEL
THERTEL@CGR-INC.COM
703-544-1013 · EXT 118

JACKSON NORTON
JNORTON@CGR-INC.COM
703-544-1013 · EXT 116

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CGR
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OFFICE CONDO FOR SALE

1,506 SF

