

# FOR SALE

## 4232 KING STREET

ALEXANDRIA | I-395 CORRIDOR



Presented by:

**Mike Porterfield**

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**TARTAN**  
PROPERTIES

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,280,000
Price/ SF:	\$224.68
Building Size:	10,148 SF
Parking:	18 Spaces
Year Built:	1983
Zoning:	OCM(100)

[VIEW VIDEO](#)

### PROPERTY OVERVIEW

Office condo for sale on King Street in Alexandria's west end. Great value add opportunity with 10,000+ sf across four levels. Ample parking, sprinkler system and multiple egresses make it perfect for school or daycare, or space can be modernized for any office user. Quick access onto 395 means a quick commute to Marks Center, Amazon HQ2, the Pentagon, and Washington D.C.

### LOCATION OVERVIEW

Located in Alexandria's west end Fairlington neighborhood, adjacent to Bradlee Shopping Center. Just off the ramp onto 395, provides quick access across the region.

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## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- Current buildout is office intensive, with 23 private offices across four levels
- Building also includes 3 bathrooms, kitchenette, server room, conference room, and storage spaces
- Sprinkler system throughout property
- Two staircases
- Full height partially below grade lower level includes windows and direct egress
- Perfect for private school, kindergarten, or daycare
- Amazing value add opportunity
- End unit with opportunity for King street facing signage
- Ample parking available at 18 spaces
- Possible uses include office, daycare, school, medical office, etc.
- One block to entrance ramp onto 395, providing quick access across the region
- Walking distance to two DASH bus lines
- Minutes from Bradlee Shopping Center and Skyline Plaza
- 15 minutes to National Airport
- 20 minutes to Washington D.C.
- 15 minutes to Old Town, Alexandria

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## PROPERTY DETAILS

Sale Price

**\$2,280,000**

### PROPERTY INFORMATION

Property Type

Office

Zoning

OCM(100)

Property Subtype

Office Building

Lot Size

2,611 SF

Tax Map #

012.03-01-13

2021 Taxes (Total)

\$27,349.68

### LOCATION INFORMATION

Street Address

4232 King Street

City, State, Zip

Alexandria, VA 22302

Neighborhood

King Street West

### BUILDING INFORMATION

Building Construction

Brick/ Concrete slab

Number of Floors

4

Year Built

1983

Freestanding

No

Roof

High Pitched Metal Gable

Fire Safety

Sprinkler System

### PARKING & TRANSPORTATION

Parking Type

Surface

Number of Parking Spaces

18

### UTILITIES & AMENITIES

HVAC Units

7

Type

Heat Pumps

Energy Source

Electric

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## PROFORMA

4232 King Street Proforma		
	Monthly	Annual
<b>Real Estate Tax</b>	\$2,279.08	\$27,349.00
<b>Condo Fee</b>	\$974.92	\$11,699.00
<b>Utilities</b>		
Electric	\$315.33	\$3,784.00
Water	\$49.58	\$595.00
Sewer	\$97.25	\$1,167.00
<b>General Maintenance</b>	\$60.79	\$729.51
<b>Total</b>	<b>\$3,776.96</b>	<b>\$45,323.51</b>

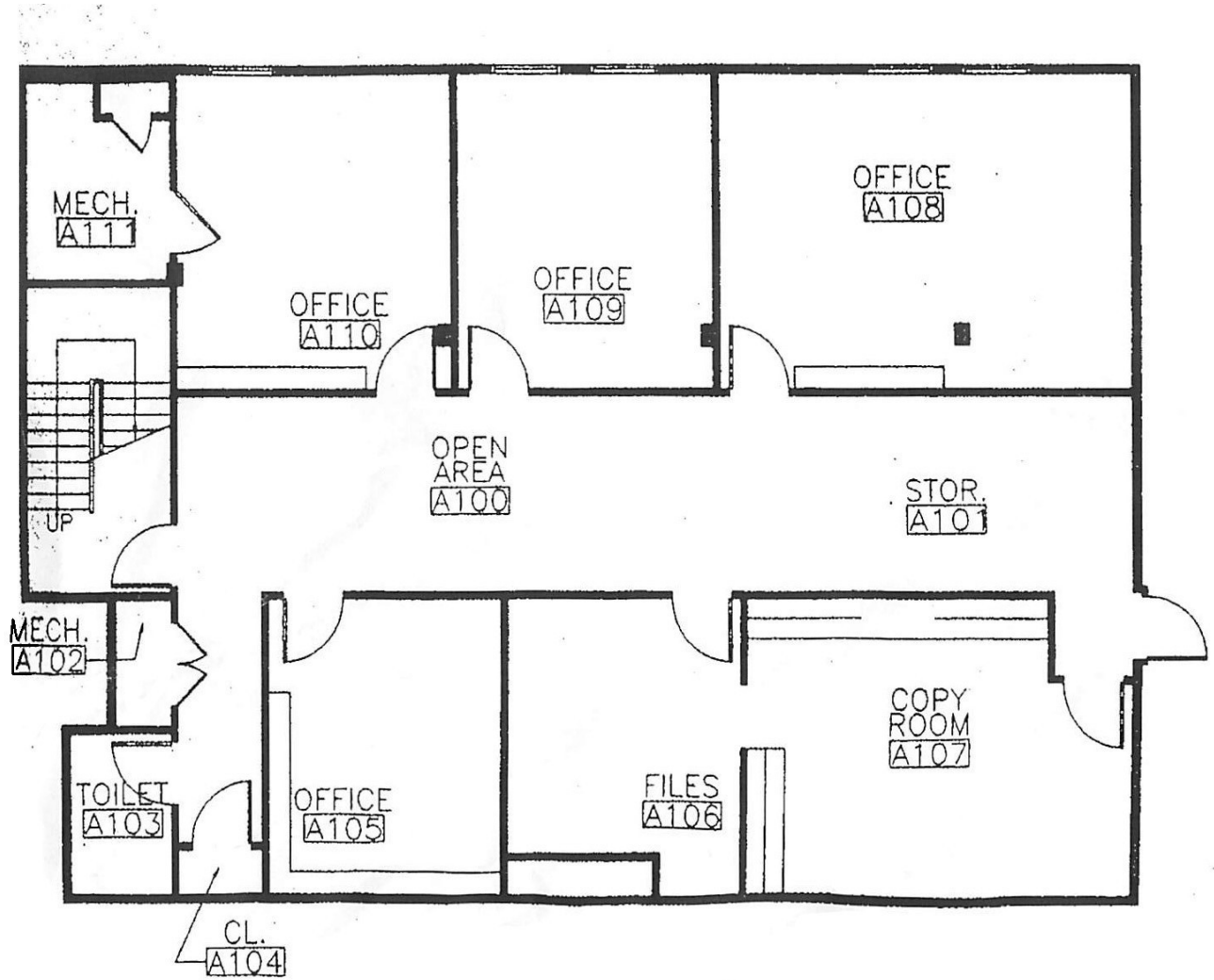
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# FIRST FLOOR



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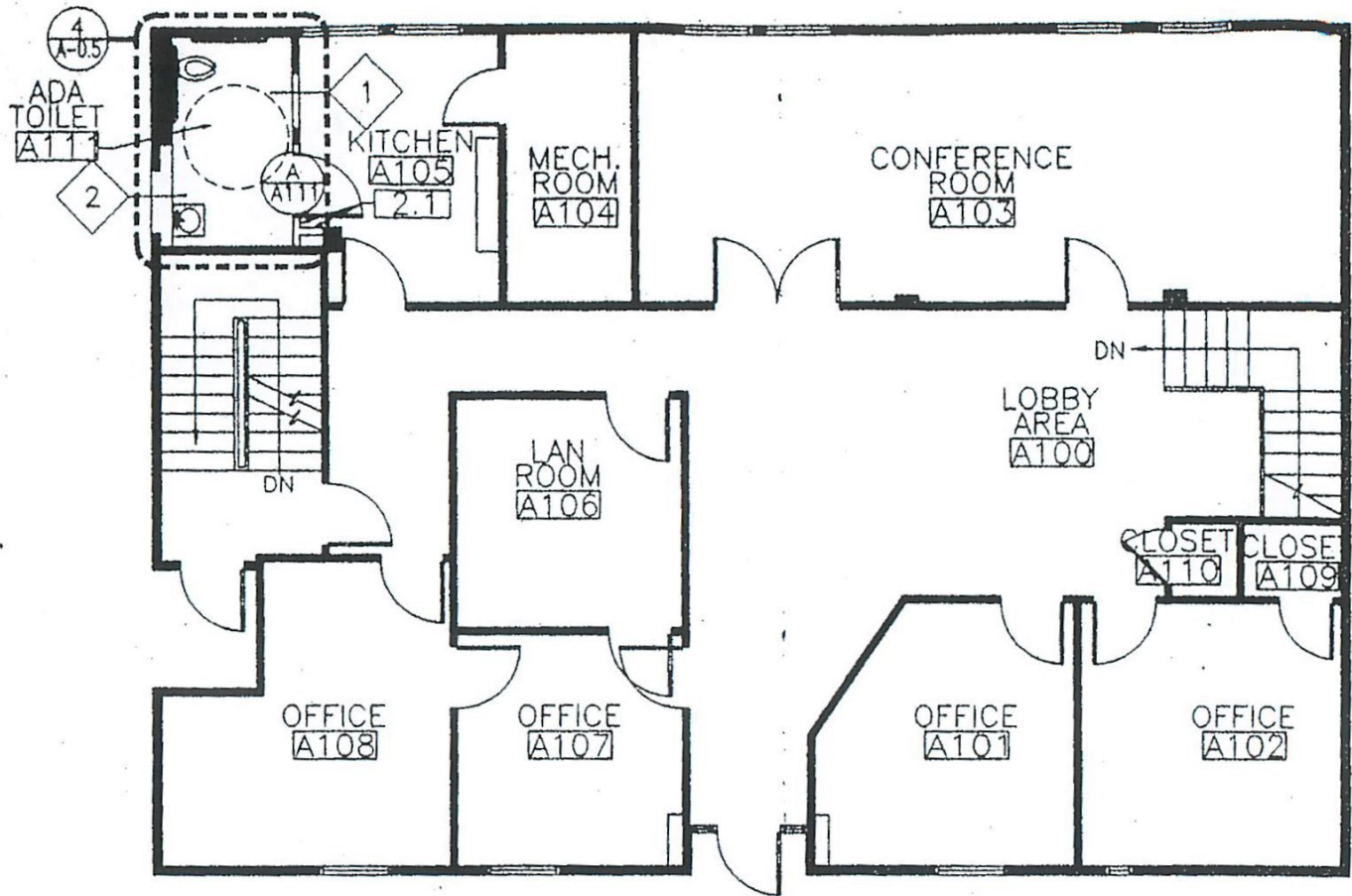
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## SECOND FLOOR



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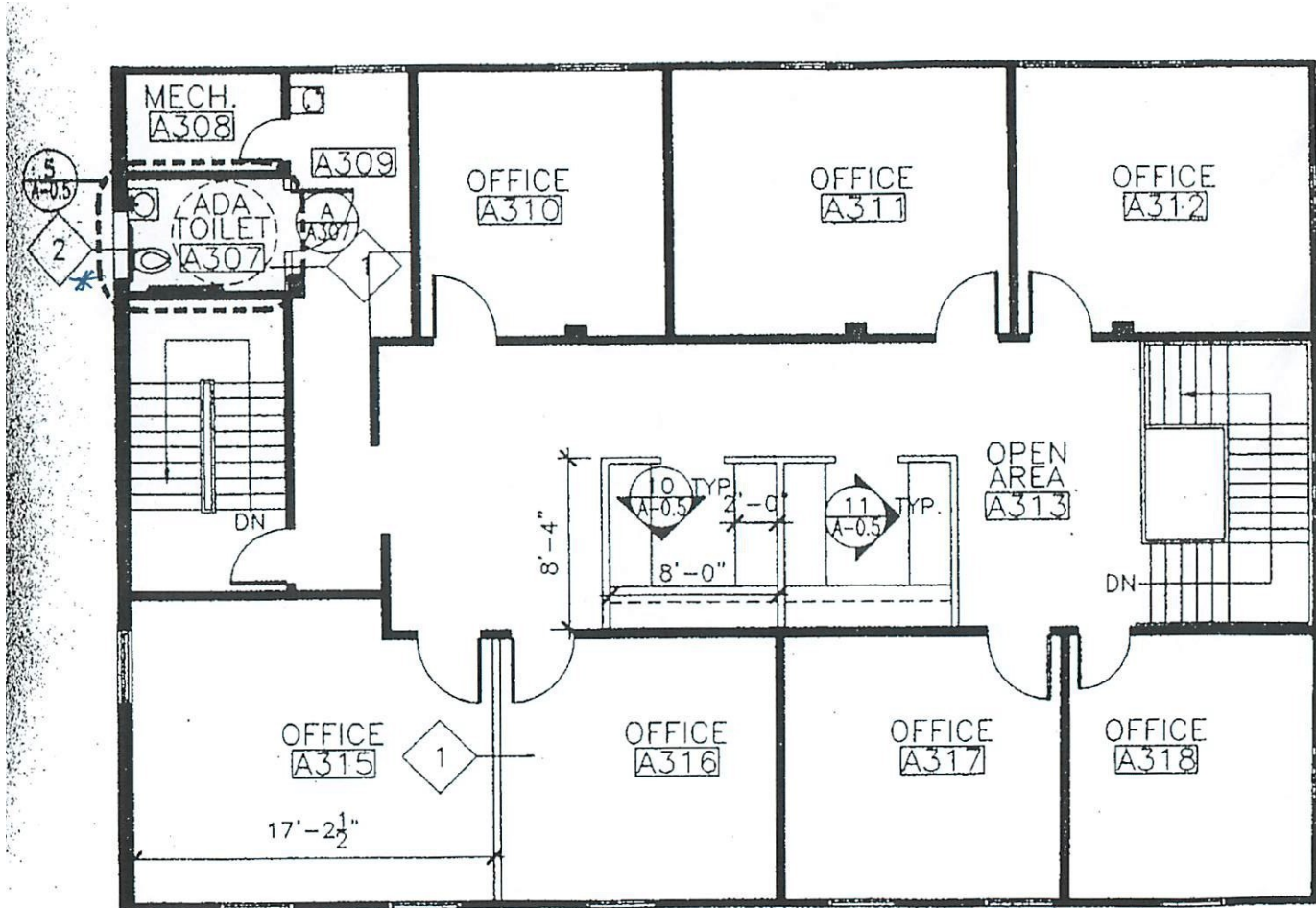
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# THIRD FLOOR



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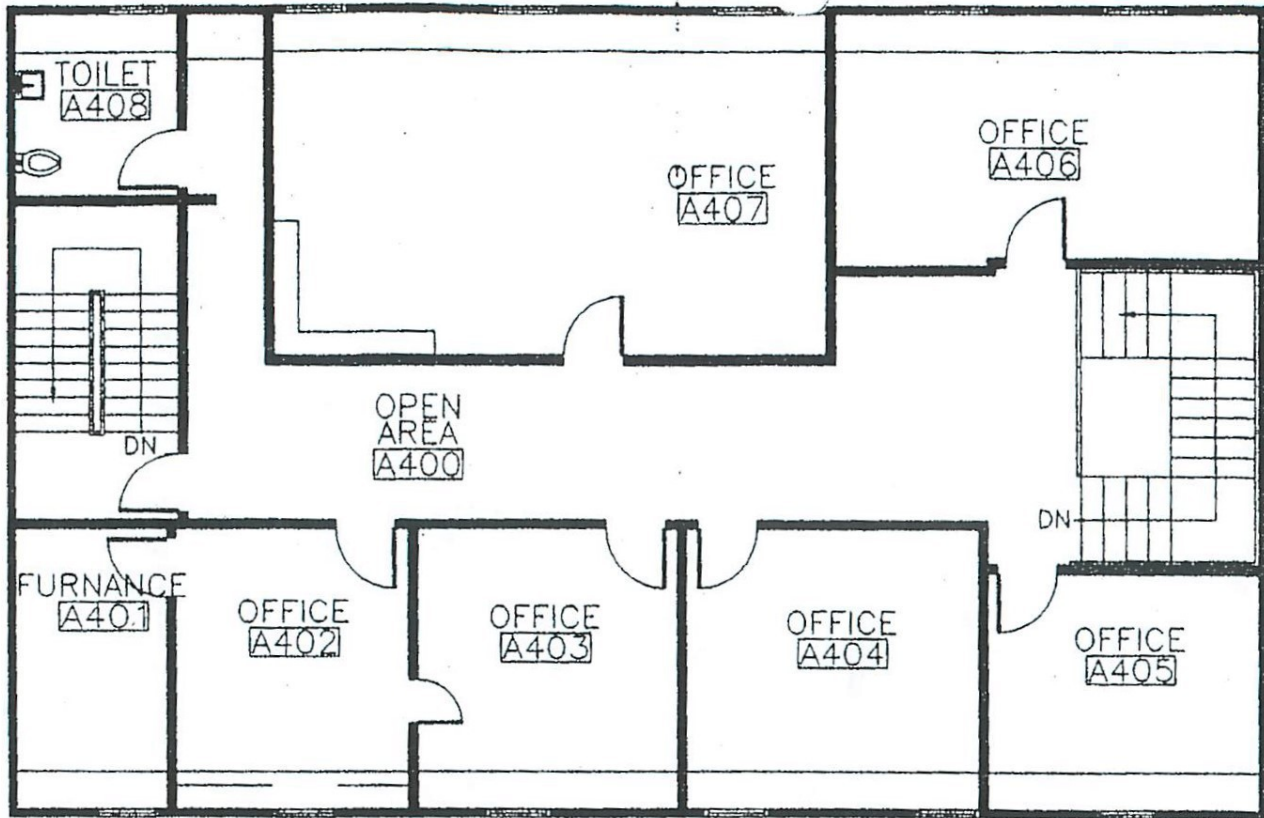
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# FOURTH FLOOR



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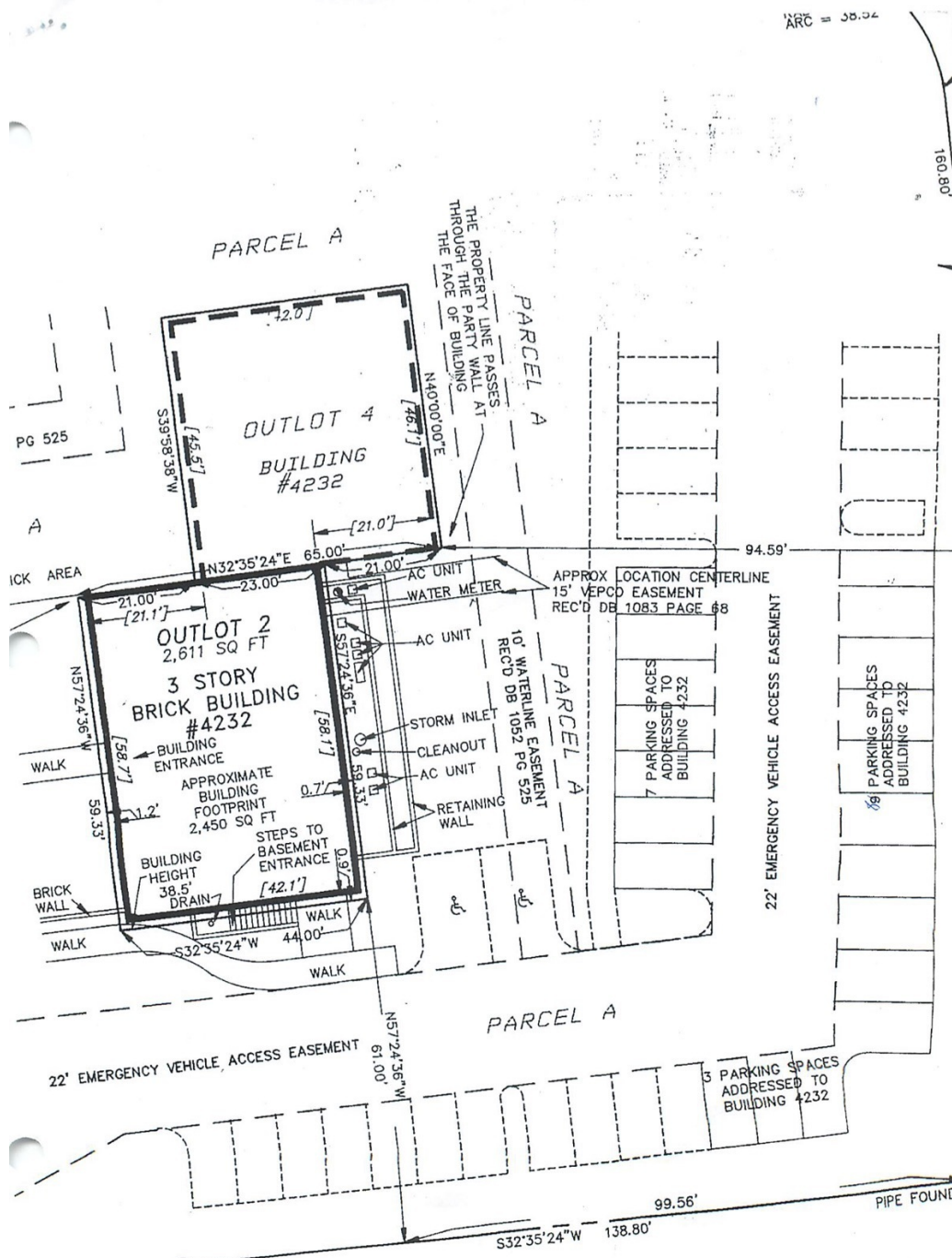
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# PLAT



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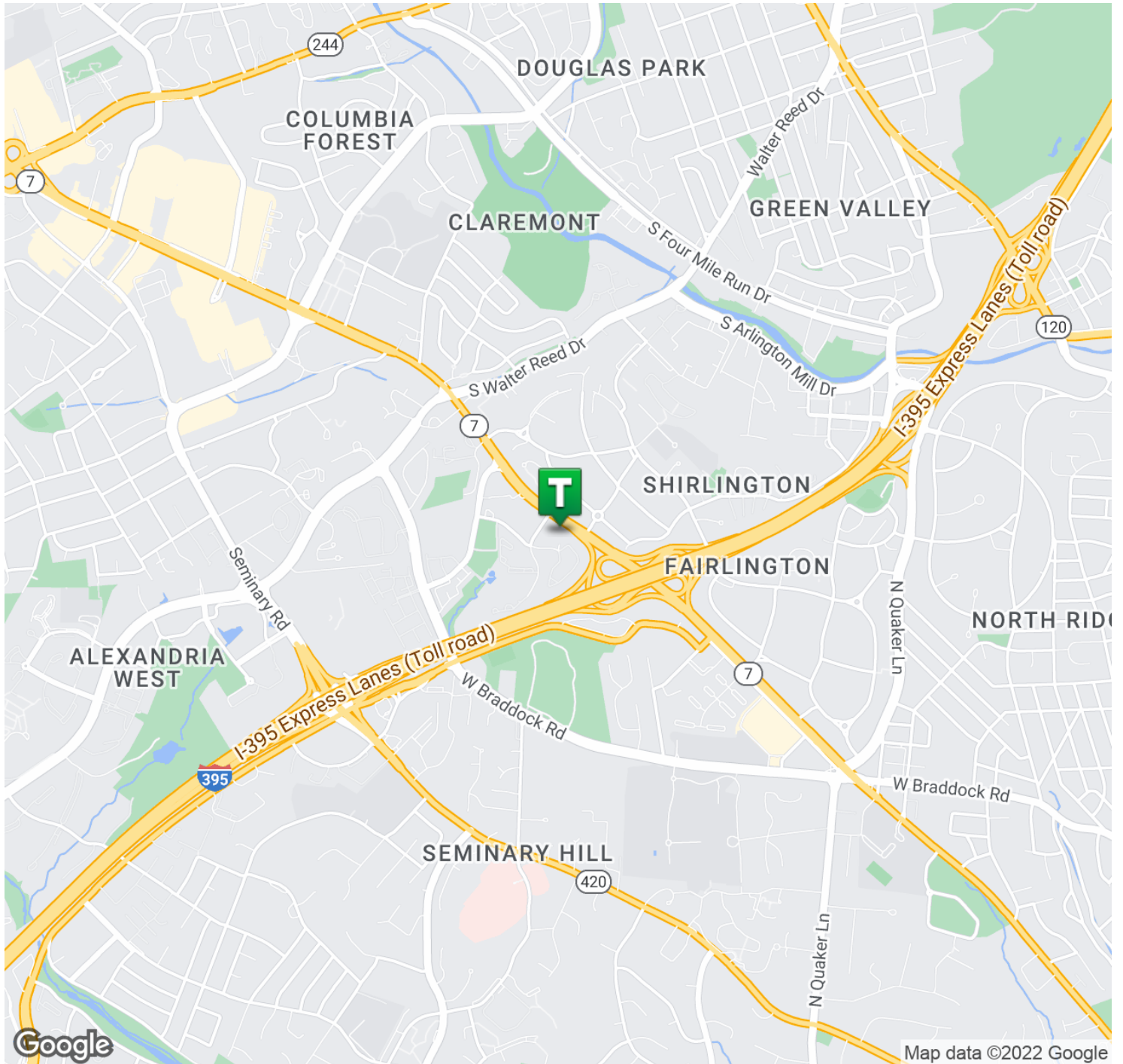
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## REGIONAL MAP



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# RETAILER MAP



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