

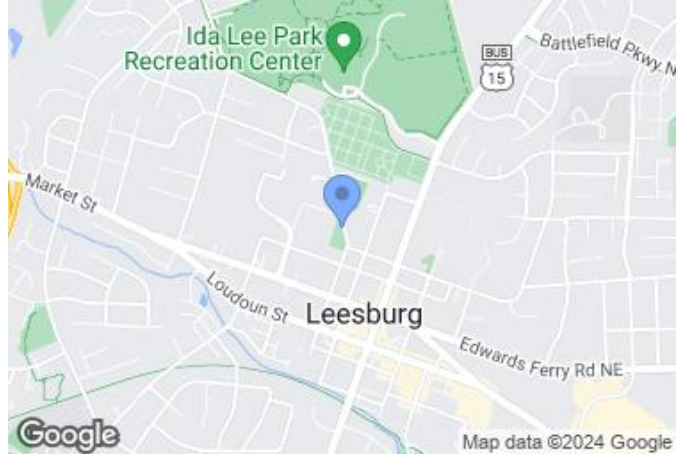
# Agent Full

209 Old Waterford Rd NW, Leesburg, VA  
20176

Coming Soon

Commercial Sale

\$1,570,000



Recent Change: **07/09/2024 : Coming Soon : ->C/S** **Expected On Market Date: 07/11/24**

MLS #:	VALO2075404	Available SqFt:	3,200.00
Tax ID #:	230177709000	Price / Sq Ft:	490.63
Ownership Interest:	Fee Simple	Business Use:	Day Care Facility, Medical, Other, School
Sub Type:	Mixed Use	Year Built:	1890
Waterfront:	No		

### Location

County:	Loudoun, VA	School District:	Loudoun County Public Schools
In City Limits:	Yes	Election District:	6

### Taxes and Assessment

Tax Annual Amt / Year:	\$12,994 / 2024	Tax Assessed Value:	\$1,246,560 / 2024
County Tax:	\$10,782 / Annually	Imprv. Assessed Value:	\$985,160
City/Town Tax:	\$2,211 / Annually	Land Assessed Value:	\$261,400
Clean Green Assess:	No		

Zoning: LB:MC

### Commercial Sale Information

Business Type:	Day Care Facility, Medical, Other, School	Potential Tenancy:	Multiple
		Building Total SQFT:	3,200 / Estimated

### Building Info

Building Total SQFT:	3,200 / Estimated	Construction Materials:	Mixed
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

### Lot

Lot Acres / SQFT: 0.24a / 10454sf / Assessor

### Ground Rent

Ground Rent Exists: No  
Ground Rent Amount: Annually

### Parking

Car Parking Spaces	16	Features:	Parking Lot, Paved Parking, Private
<b>Total Parking Spaces</b>	<b>16</b>		

### Interior Features

Interior Features: Accessibility Features: Other

### Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

### Remarks

Inclusions: Kitchen appliances on first floor, window treatments on upper level, built-in fireplace on first floor

Agent: AMAZING INVESTMENT OPPORTUNITY to own the FULLY LEASED "Double House", the historic stand-alone commercial office building located adjacent to Historic downtown Leesburg and in close proximity to INOVA Cornwall Campus hospital. Rebuilt from its' historic foundation in 1980 while maintaining unique architectural details, the building sits on 10,454 sq ft and has its own private parking lot in the rear, with 16 paved parking spaces. The current interior of the building was built as two units, the downstairs with 1,800 sq ft, and the upstairs with 1,400 sq ft, for a total of 3,200 sq ft of usable space. The main level was


originally rebuilt as a legal suite with a large main office featuring hardwoods and a fireplace with mantle, and now houses five separate offices and a large conference room, with vaulted ceilings in the primary office and conference room. Also featuring an eat-in kitchen and two half-baths, this level is in a long term lease with The Commonwealth of Virginia. The upper level can be accessed via separate entrance or stairway connecting to the lower level, providing additional leasing flexibility. The upper space was developed as a medical suite, complete with a waiting room/sitting room, administrative office space, nursing work area, examining rooms, one half-bath and one full-bath with shower, and is currently leased by a health practice. Recent interior improvements and updates include new HVAC, new carpet and paint on the entire main floor, updated half-baths on the first floor, and more. Recent exterior improvements and updates include new professional landscaping, new paint on exterior Hardy Plank in the last 5 years, and new roof shingles in the last 10 years. The building provides a very convenient location as well as a comfortable and personal setting for a myriad of services. See DOCUMENTS SECTION for details on current zoning/usage. NOTE: This property was originally zoned residential; check with the locality for potential rezoning opportunities.

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**Listing Office**

List Team Name: [PRESIDENTIAL ELITE](#)  
 Listing Agent: [Patricia Toman](#) (3101107) (Lic# 0225222935) (571) 331-5791  
 Listing Agent Email: [patty@presidentialre.com](mailto:patty@presidentialre.com)  
 Responsible Broker: Patricia Toman (3101107) (Lic# 0225222935-VA)  
 Listing Office: [Presidential Realty Group](#) (PRDNR1) (Lic# Unknown)  
 6049 Camerons Ferry Dr, Haymarket, VA 20169  
 Office Phone: (571) 331-5791 Office Fax:(866) 908-6955  
 Designated Rep: Yes

**Showing**

Appointment Phone: PATTY TOMAN  - [Schedule a showing](#)  
 Showing Contact: Agent  
 Contact Name: Patricia Toman Lock Box Type: SentiLock  
 Showing Requirements: Appointment Only, Lockbox-SentriLock, Schedule Online Lock Box Location: BACK DOOR  
 Showing Method: In-Person and Live Video  
 Directions: GPS

**Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://BrightMLS.com/offer-comp).  
 Buyer Agency Comp: 2.5% Of Gross Dual/Var Comm: No

**Listing Details**

Listing Agrmnt Type:	Exclusive Right	Owner Name:	Jl Squared Llc
Prospects Excluded:	No	DOM / CDOM:	0 / 0
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Expected On Market Date:	07/11/24
Sale Type:	Standard	Expiration Date:	01/02/25
Listing Term Begins:	07/06/2024	Lease Considered:	No
Listing Entry Date:	07/09/2024	Seller Concessions:	2.5%
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional, Other		





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