

FOR SALE / FOR RENT

199 Union Street • Occoquan, VA

Three separate units available:
Ground Floor Retail (approx. 1,100 sf.)
Office (approx. 400 sf.)
Residential (3 Bedroom/2.5 Baths)

Property Highlights

- **Purchase and occupy a portion, or rent out all of the spaces for income.**
- Exceptional high foot traffic and tourism appeal
- Steps from shops, dining, and cultural attractions
- Modern updates while maintaining historic charm



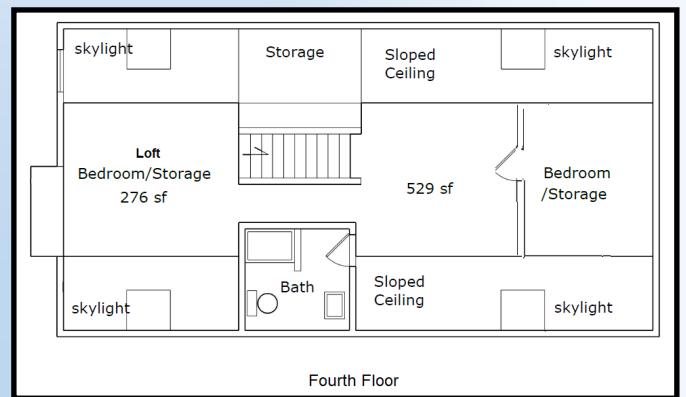
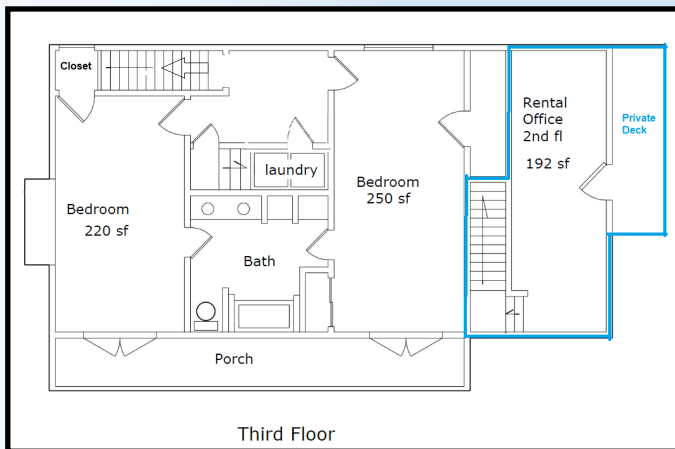
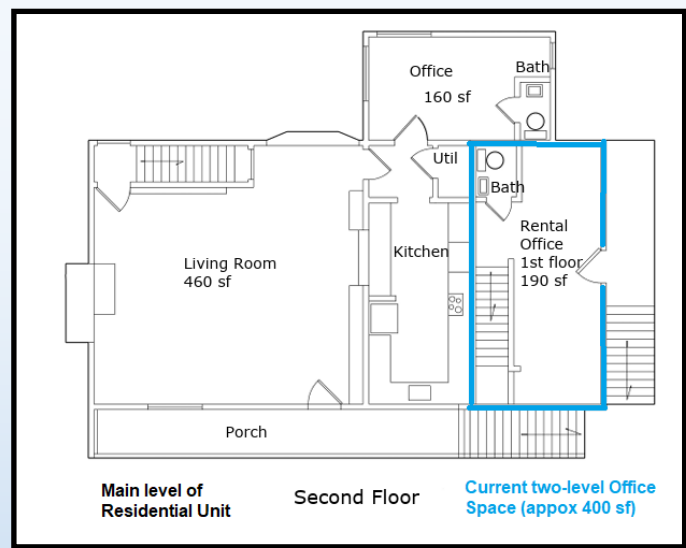
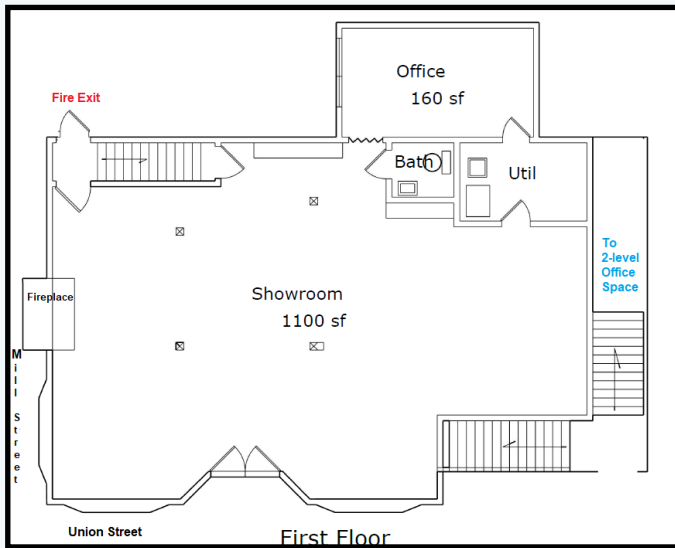
Building Features

- 3 Separate HVAC / Electrical Systems
- Large windows with abundant natural light
- Private rear access
- Dedicated storage and utility areas
- 1 Private Parking Space adjacent to building

Why 199 Union Street?

- **Wealth Building:** Enjoy Rental Income from Retail, Office and/or Residential
- **Visibility:** Prominent street frontage in Occoquan's bustling historic district
- **Community:** Surrounded by vibrant small businesses and year-round visitors





Plans subject to field verification. Measurements are approximated



Contact: Allen McBride
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Asking Sale Price: \$1,800,000

—OWNER FINANCING AVAILABLE!

Asking Retail Rate: \$3,500/month (nnn)

Residential Unit: *Call for Price*

Office: \$1,700 / month.