

**FOR SALE**

# **RETAIL INVESTMENT**

**9410 MAIN ST MANASSAS, VA 20110**



**SALE PRICE      \$750,000**

## **OFFERING SUMMARY**

|                |               |
|----------------|---------------|
| NOI:           | \$27,457      |
| Year Built:    | 1920          |
| Building Size: | 1,425 SF      |
| Zoning:        | B-3           |
| Parcel ID:     | 101-01-00-202 |

## **PROPERTY OVERVIEW**

Offered as an investment sale, this 1,425 SF retail storefront presents a rare opportunity to acquire a stabilized asset in the heart of a thriving historic district. The property is leased to a well-established bakery through 2/28/2027, generating an NOI of \$27,457. With strong local demand and a walkable Main Street setting, it offers stable income today with future potential for conversion to restaurant or bar use. The high ceilings could accommodate mezzanine-level seating or storage, creating an attractive opportunity to unlock additional value in a key downtown location.

## **LOCATION OVERVIEW**

Nestled in the center of Old Town Manassas, the property enjoys excellent visibility and steady foot traffic from nearby shops, restaurants, offices, and community destinations. The area hosts frequent festivals and events that draw visitors year-round, reinforcing its role as a regional attraction. The location offers convenient access to Rt. 28 and Rt. 234/Sudley Rd., providing strong connectivity and sustained demand for local retail tenants.

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### **PRESENTED BY:**

**CHUCK RECTOR**

**PRINCIPAL**

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

**WR** **WEBER**  
**RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## **INCOME & EXPENSES - CURRENT**

### **INCOME SUMMARY**

|                     |                 |
|---------------------|-----------------|
| <b>GROSS INCOME</b> | <b>\$34,752</b> |
|---------------------|-----------------|

### **EXPENSES SUMMARY**

|                   |         |
|-------------------|---------|
| Real Estate Taxes | \$5,329 |
|-------------------|---------|

|           |         |
|-----------|---------|
| Insurance | \$1,966 |
|-----------|---------|

|                           |                |
|---------------------------|----------------|
| <b>OPERATING EXPENSES</b> | <b>\$7,295</b> |
|---------------------------|----------------|

|                             |                 |
|-----------------------------|-----------------|
| <b>NET OPERATING INCOME</b> | <b>\$27,457</b> |
|-----------------------------|-----------------|

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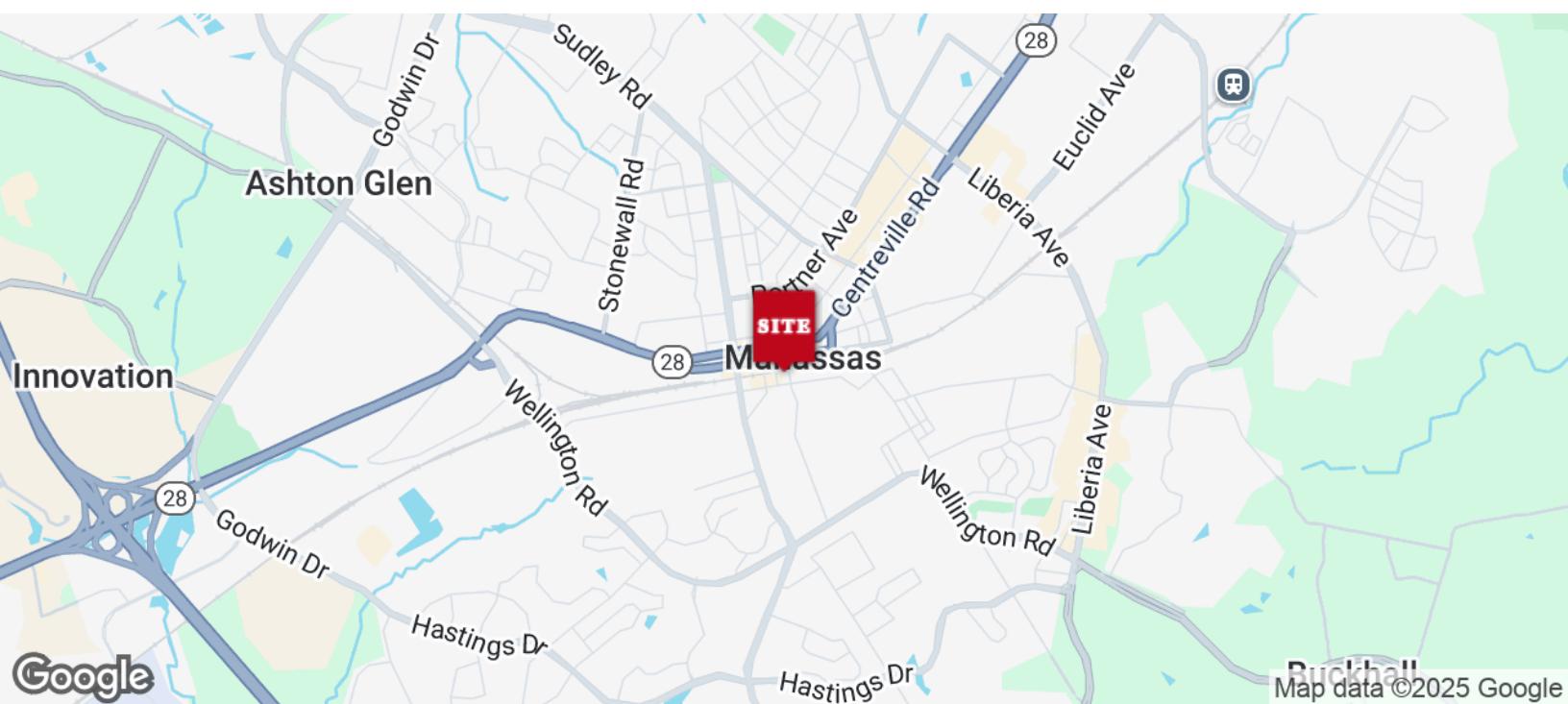
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## LOCATION MAP



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