

SALE

STONEWALL ACRES PROFESSIONAL CENTER

8573 Sudley Road #8573D Manassas, VA 20110



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 8573 Sudley Road, #8573D, Manassas, VA. This 1,687 SF commercial office building, recently renovated in 2025, offers a modern and adaptable space to potential investors. This 2-level office condo featuring 6 large offices and two bathrooms! With its Commercial Office zoning, this property is strategically positioned to cater to the business needs of the Manassas area. Boasting a single, versatile unit, this building presents an ideal prospect for those seeking an office space with the potential for a high ROI. Take advantage of this meticulously maintained property, as it stands ready to accommodate the demands of a discerning office building investor.

PROPERTY HIGHLIGHTS

- 1,687 SF commercial office building
- Single adaptable unit
- Renovated in 2025
- Commercial Office zoning

OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	1
Building Size:	1,687 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	1,538	5,958
Total Population	811	4,968	19,662
Average HH Income	\$174,656	\$160,974	\$137,779

Omar Aizaz
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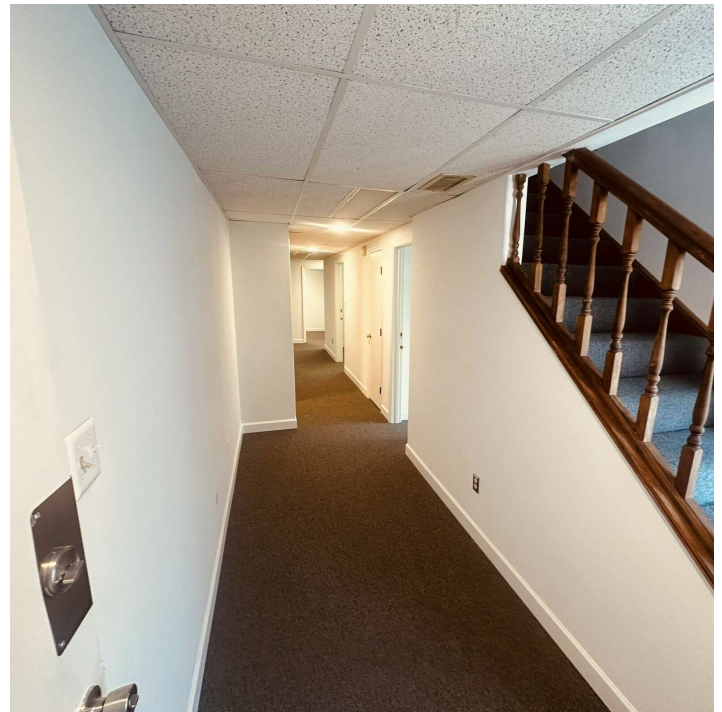


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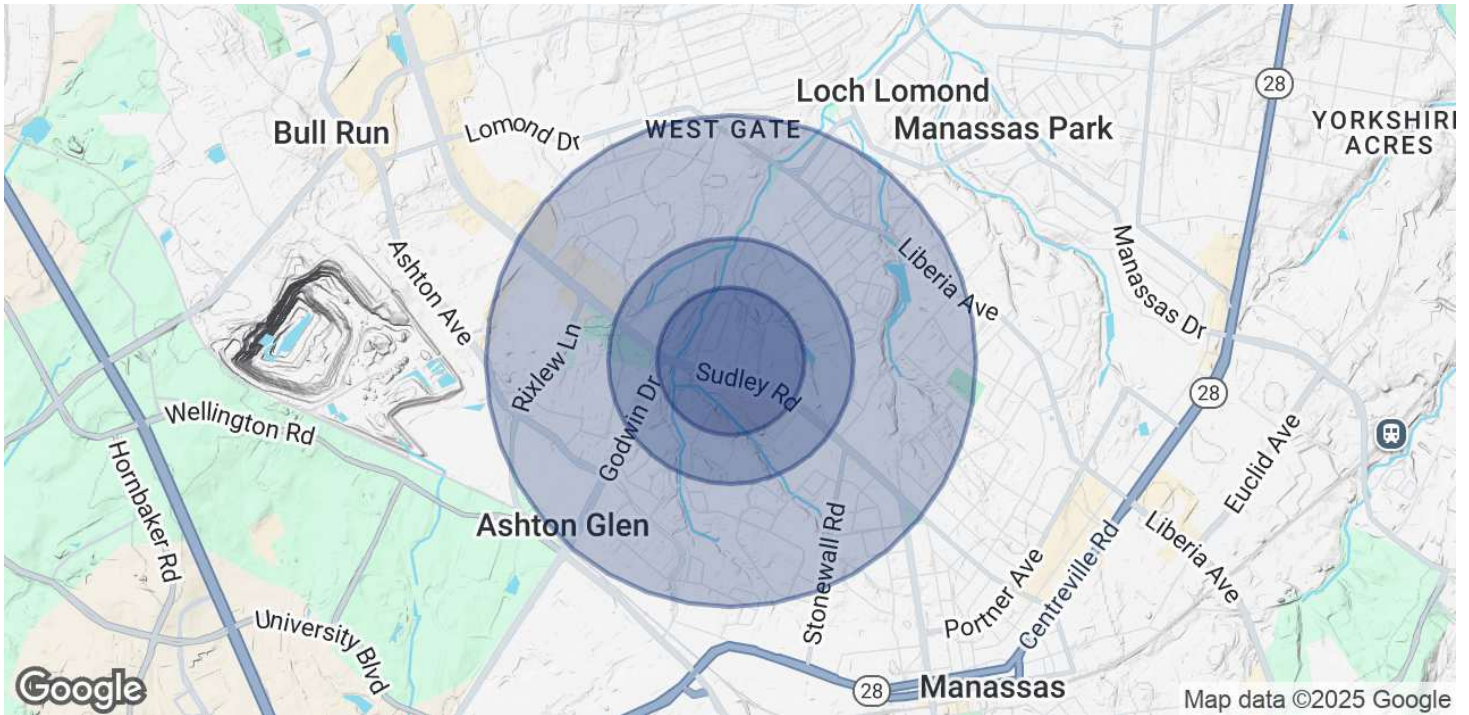


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	811	4,968	19,662
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	1,538	5,958
# of Persons per HH	3.3	3.2	3.3
Average HH Income	\$174,656	\$160,974	\$137,779
Average House Value	\$500,721	\$497,802	\$476,071

Demographics data derived from AlphaMap

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SALE PRICE

\$350,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial Office

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

LOCATION INFORMATION

Building Name	Stonewall Acres Professional Center
Street Address	8573 Sudley Road #8573D
City, State, Zip	Manassas, VA 20110
County	Prince William
Sub-market	Manassas
Cross-Streets	Sudley Road and Rolling Road

BUILDING INFORMATION

Building Size	1,687 SF
Building Class	C
Number of Floors	2
Year Built	1982
Year Last Renovated	2025

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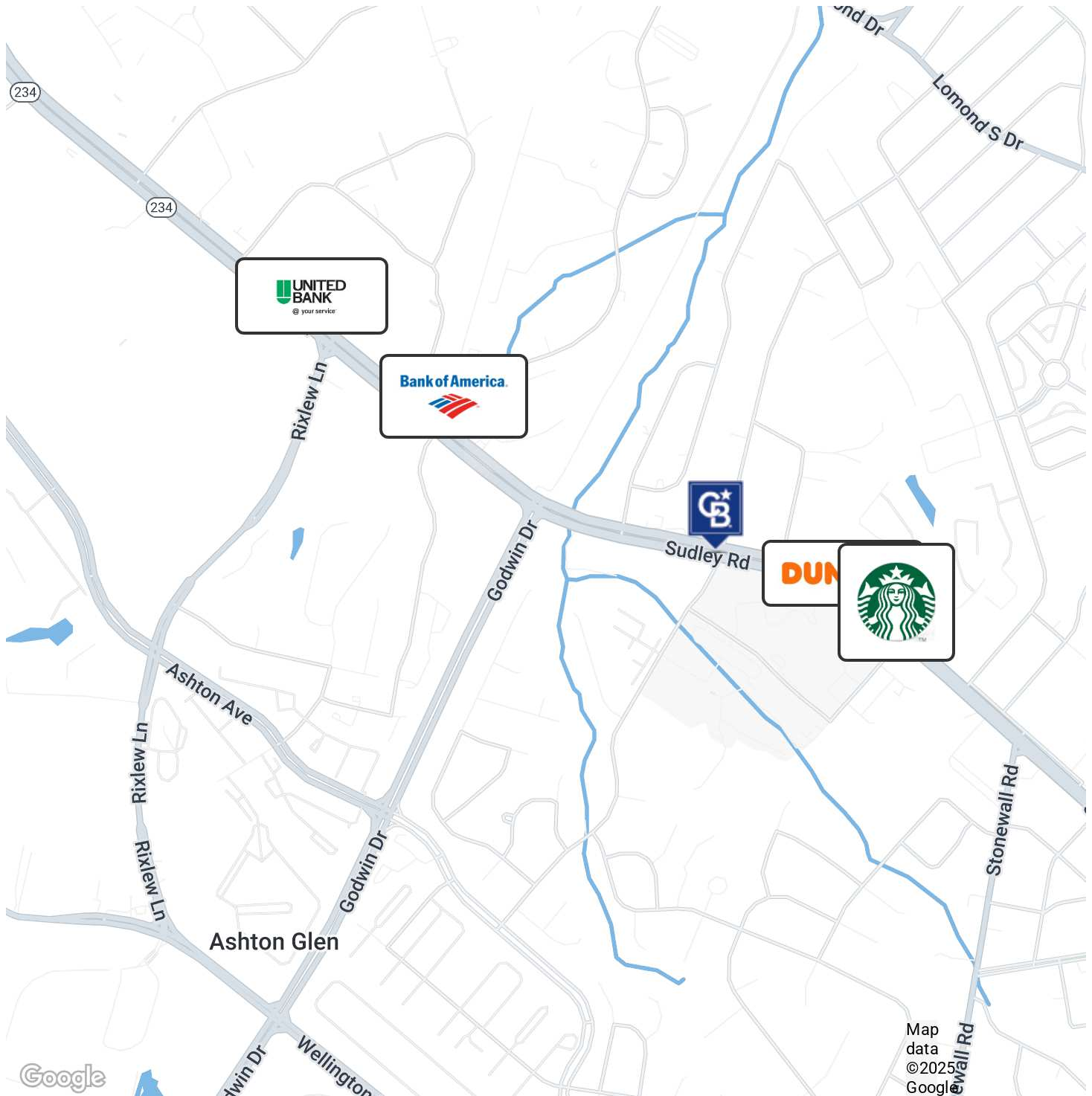


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