

OFFICE CONDO FOR SALE

4232 KING STREET

ALEXANDRIA | I-395 CORRIDOR



Presented by:

Mike Porterfield
Fatimah Wilson

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TARTAN
PROPERTIES

OFFICE CONDO FOR SALE

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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)

TAKE VIRTUAL TOUR

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. 10 minutes to new Inova Health Campus at Landmark and National Landing.

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FOR SALE

4232 KING STREET
ALEXANDRIA, VA 22302

TARTAN
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PROPERTY HIGHLIGHTS

- Current buildout is office intensive, with 23 private offices
- 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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Sale Price	\$2,280,000	PROPERTY INFORMATION	
LOCATION INFORMATION		Property Type	Office
		Zoning	OCM (100)
		Property Subtype	Office Building
Street Address	4232 King Street	Lot Size	2,611 SF
City, State, Zip	Alexandria, VA 22302	Tax Map #	012.03-01-13
Neighborhood	King Street West		
BUILDING INFORMATION		PARKING & TRANSPORTATION	
Building Construction	Brick/ Concrete Slab	Parking Type	Surface
Number of Floors	4	Number of Parking Spaces	18
Year Built	1983	UTILITIES & AMENITIES	
Free Standing	No	HVAC Units	7
Roof	High Pitched Metal Gable Roof	Type	Heat Pumps
Fire Safety	Sprinkler System	Energy Source	Electric

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PROFORMA

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

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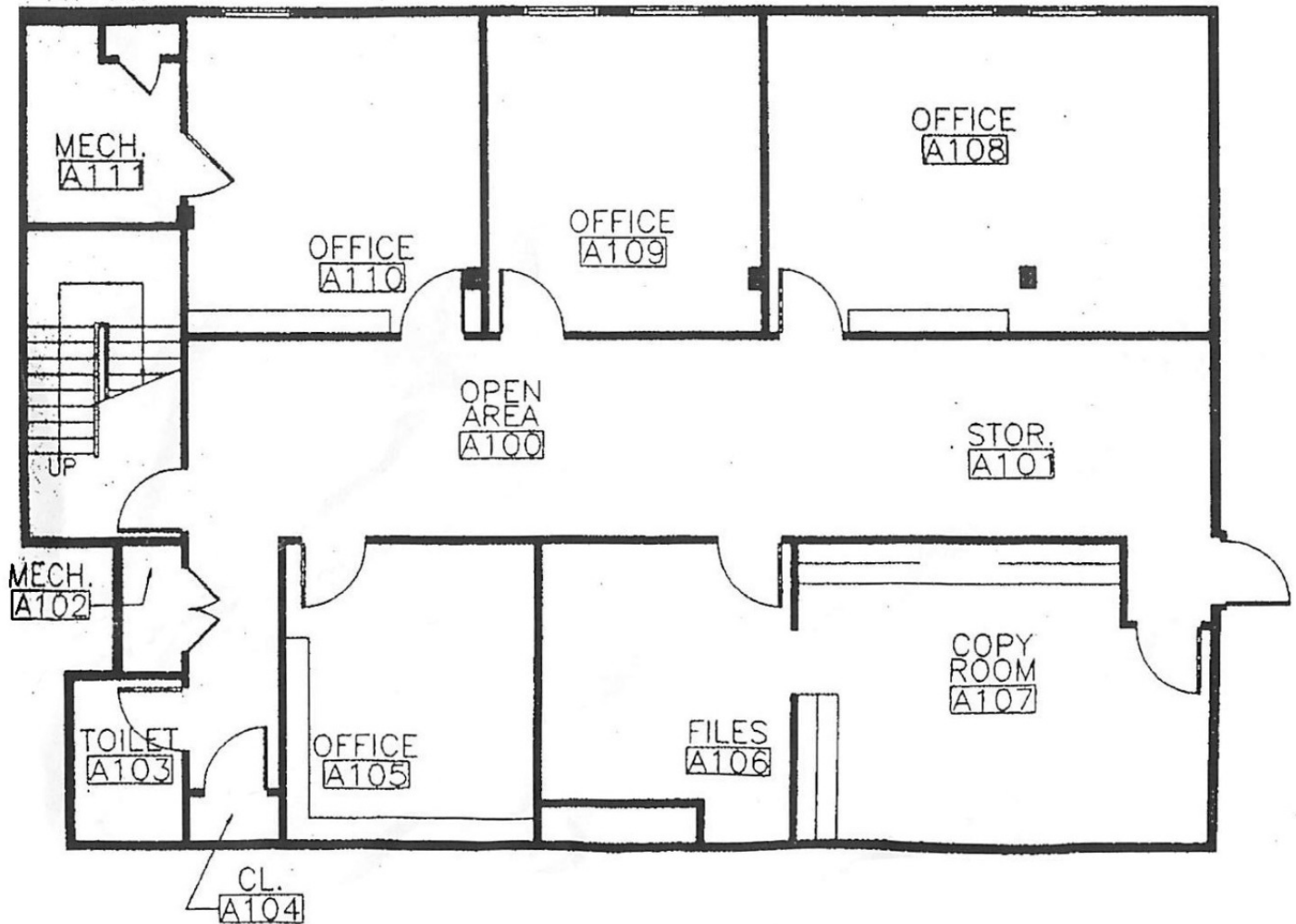
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FIRST FLOOR

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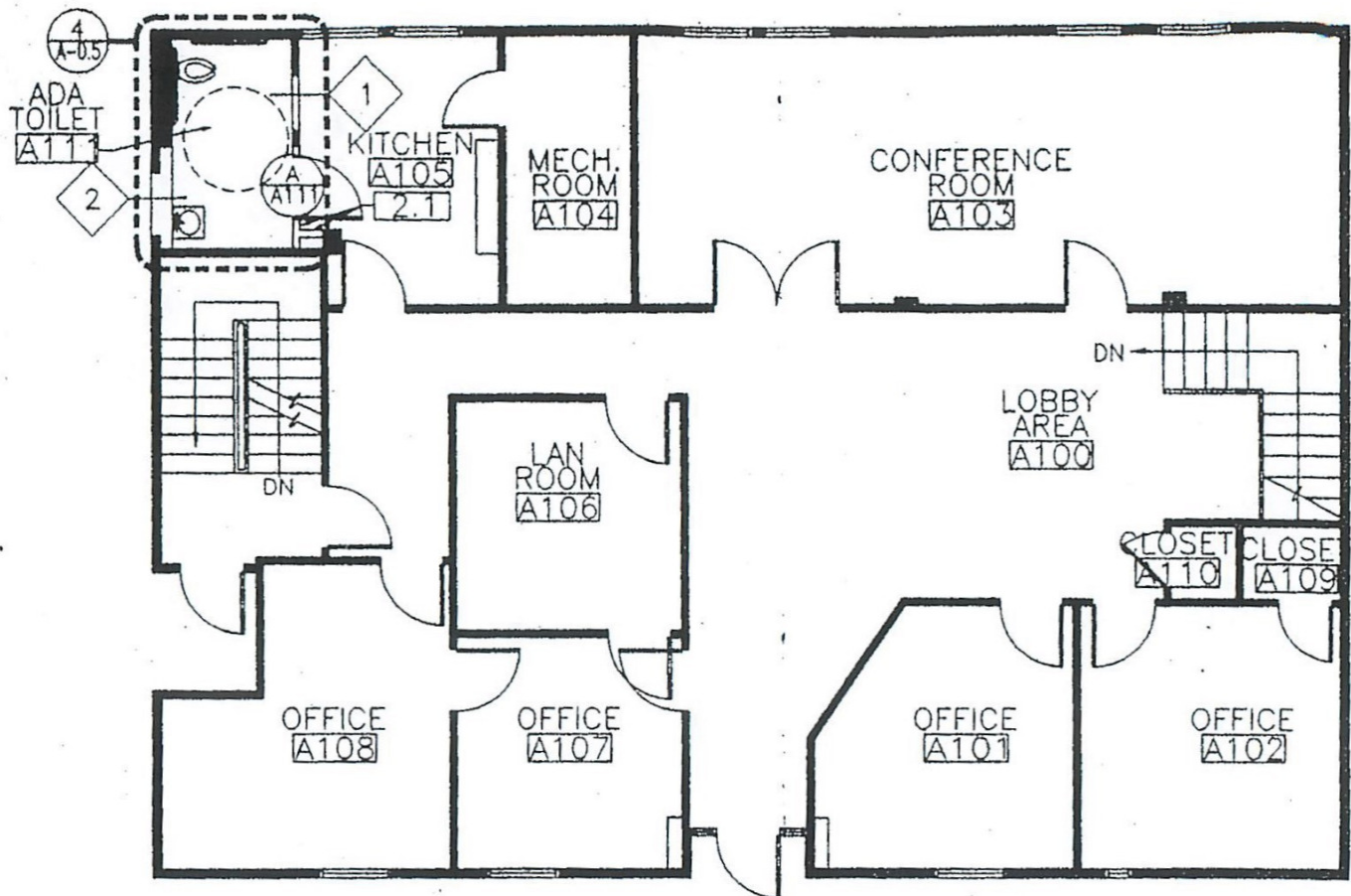
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SECOND FLOOR

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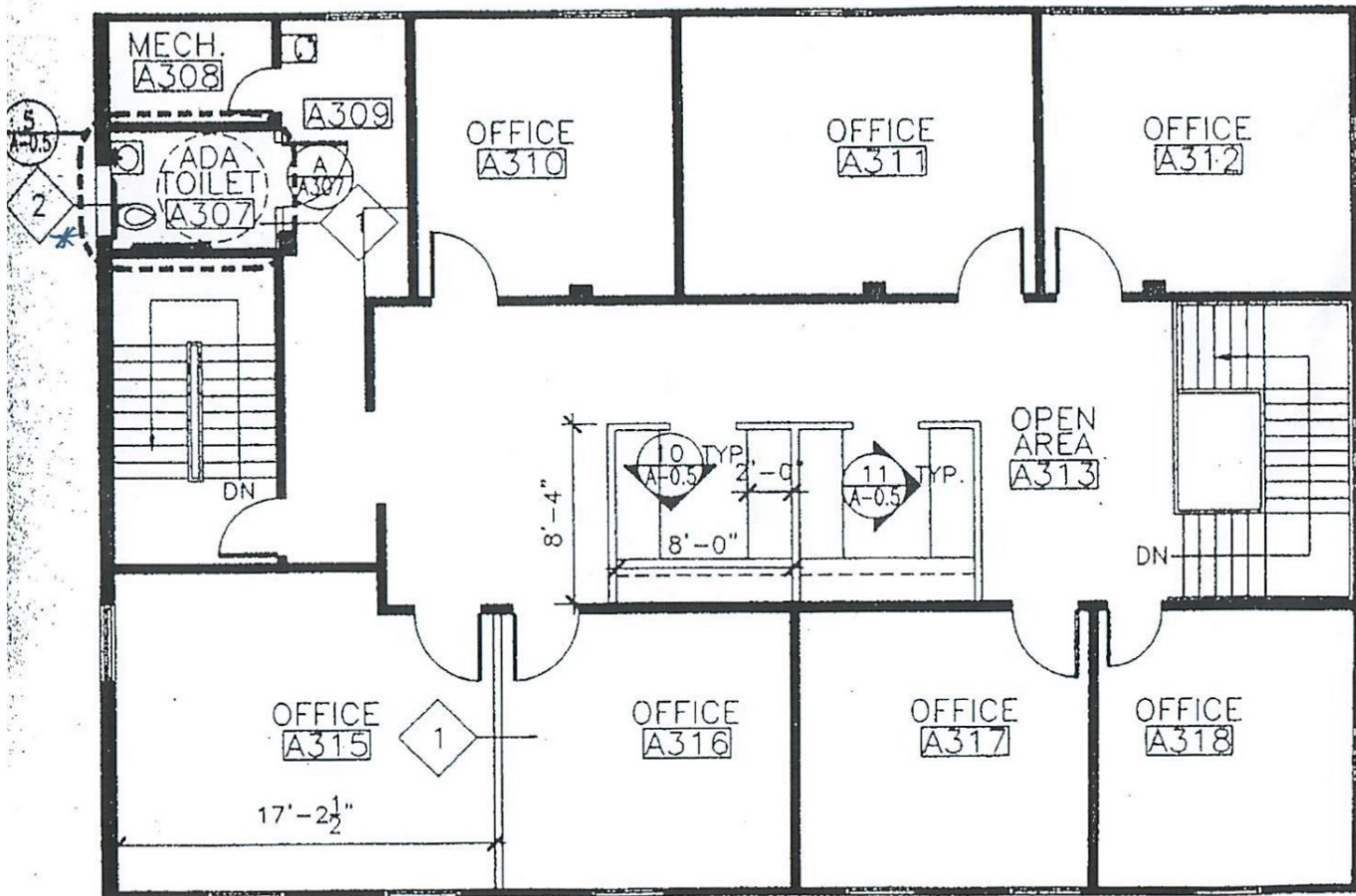
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THIRD FLOOR

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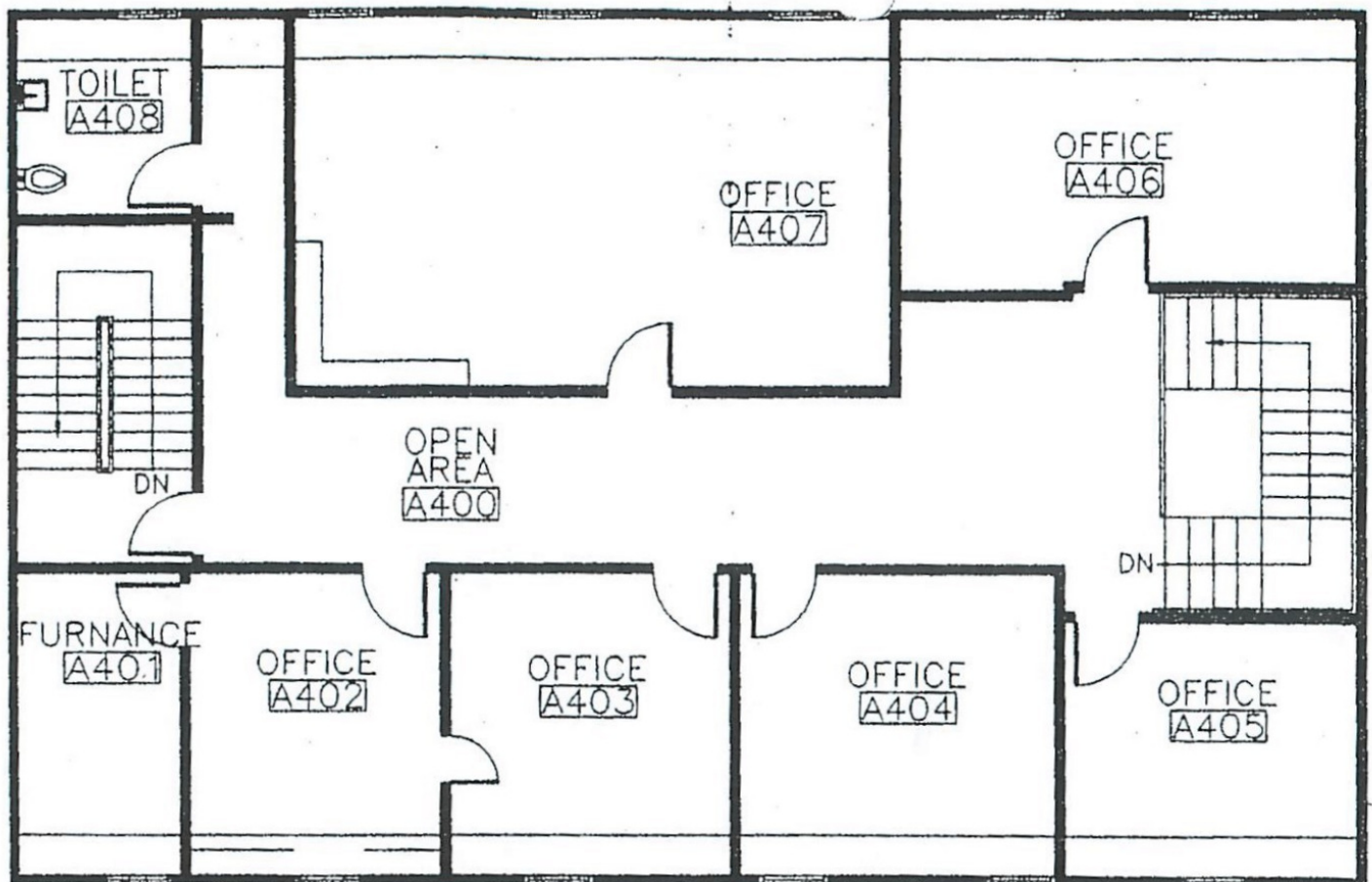


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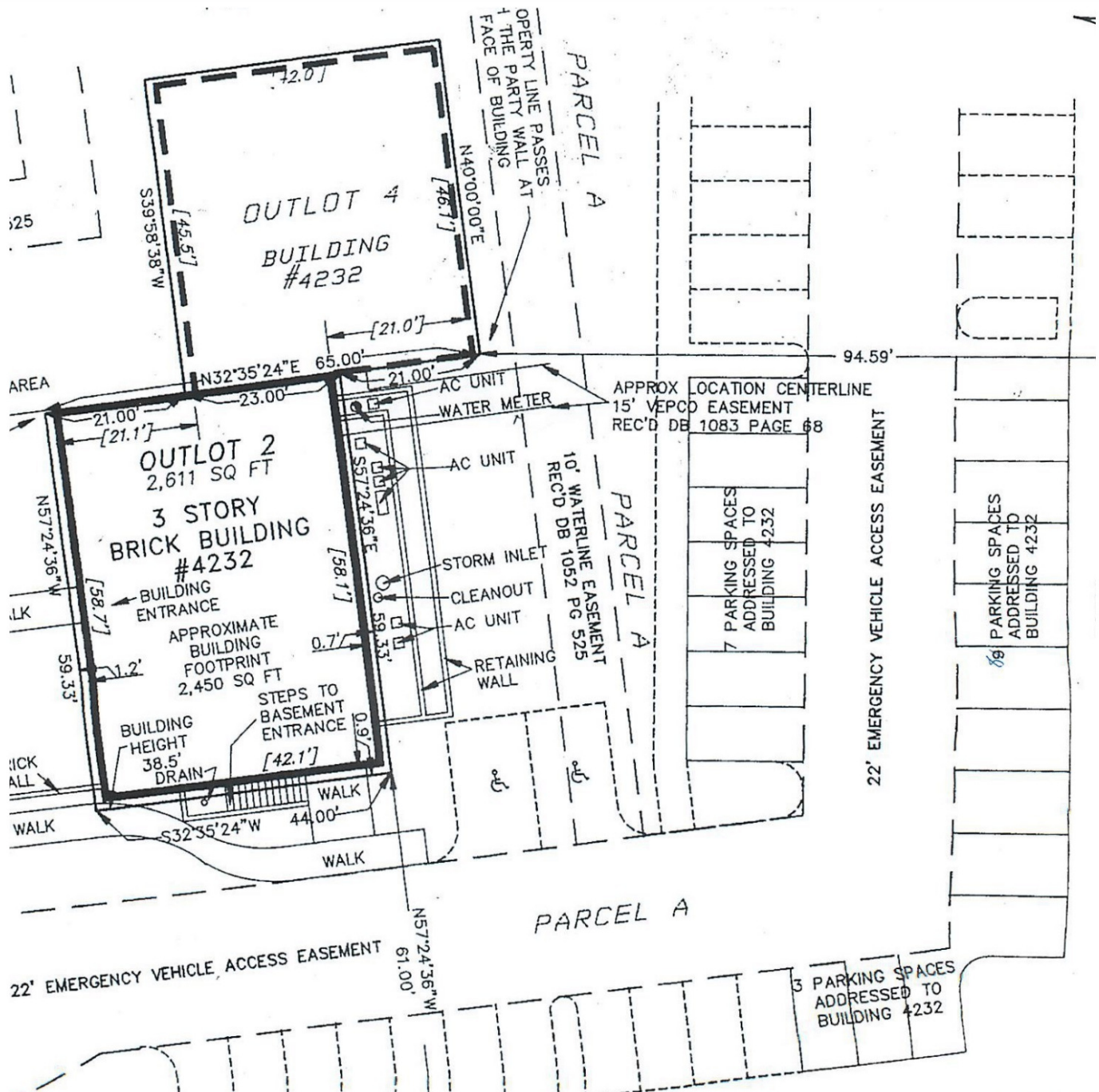
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PLAT

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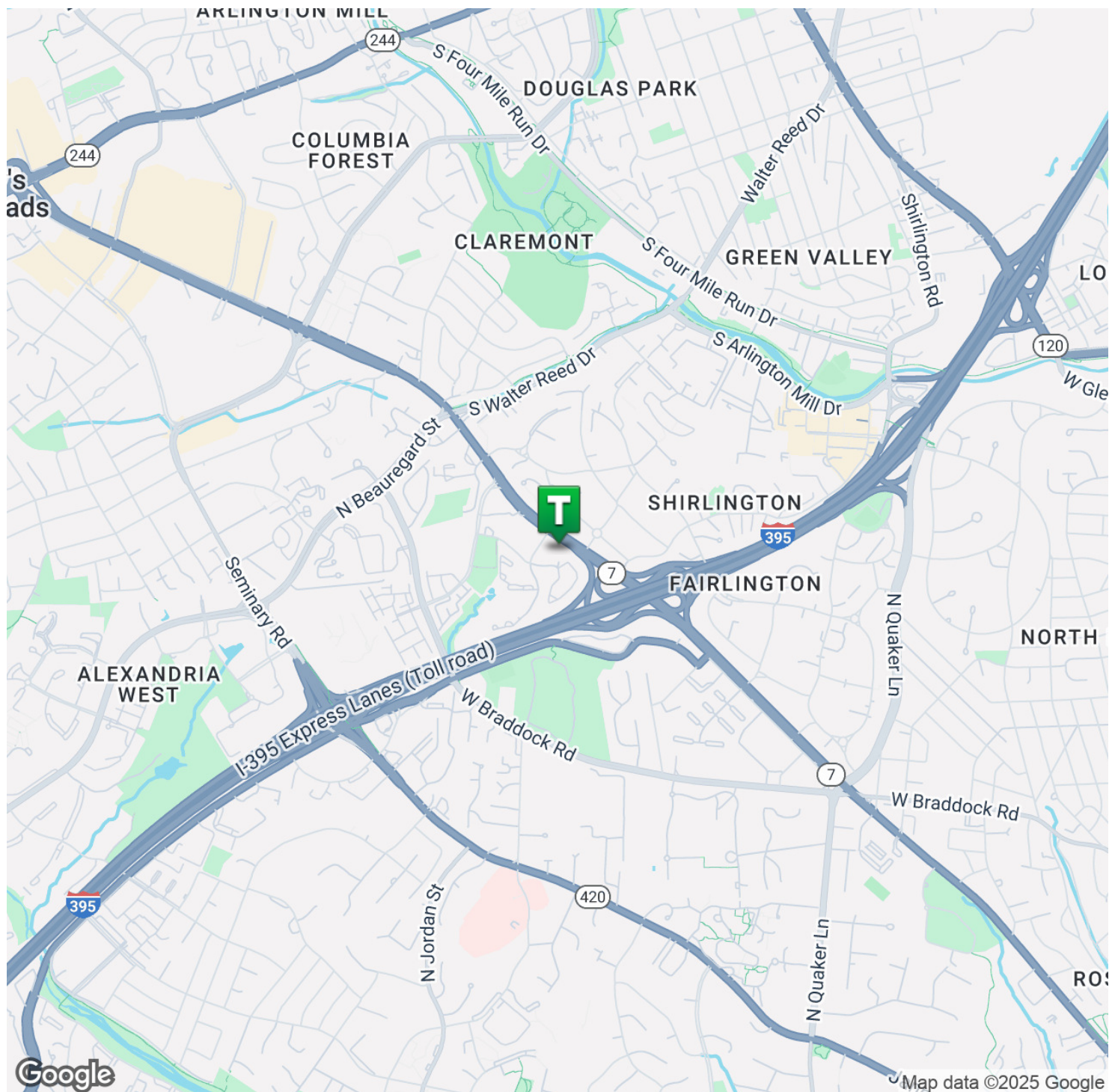
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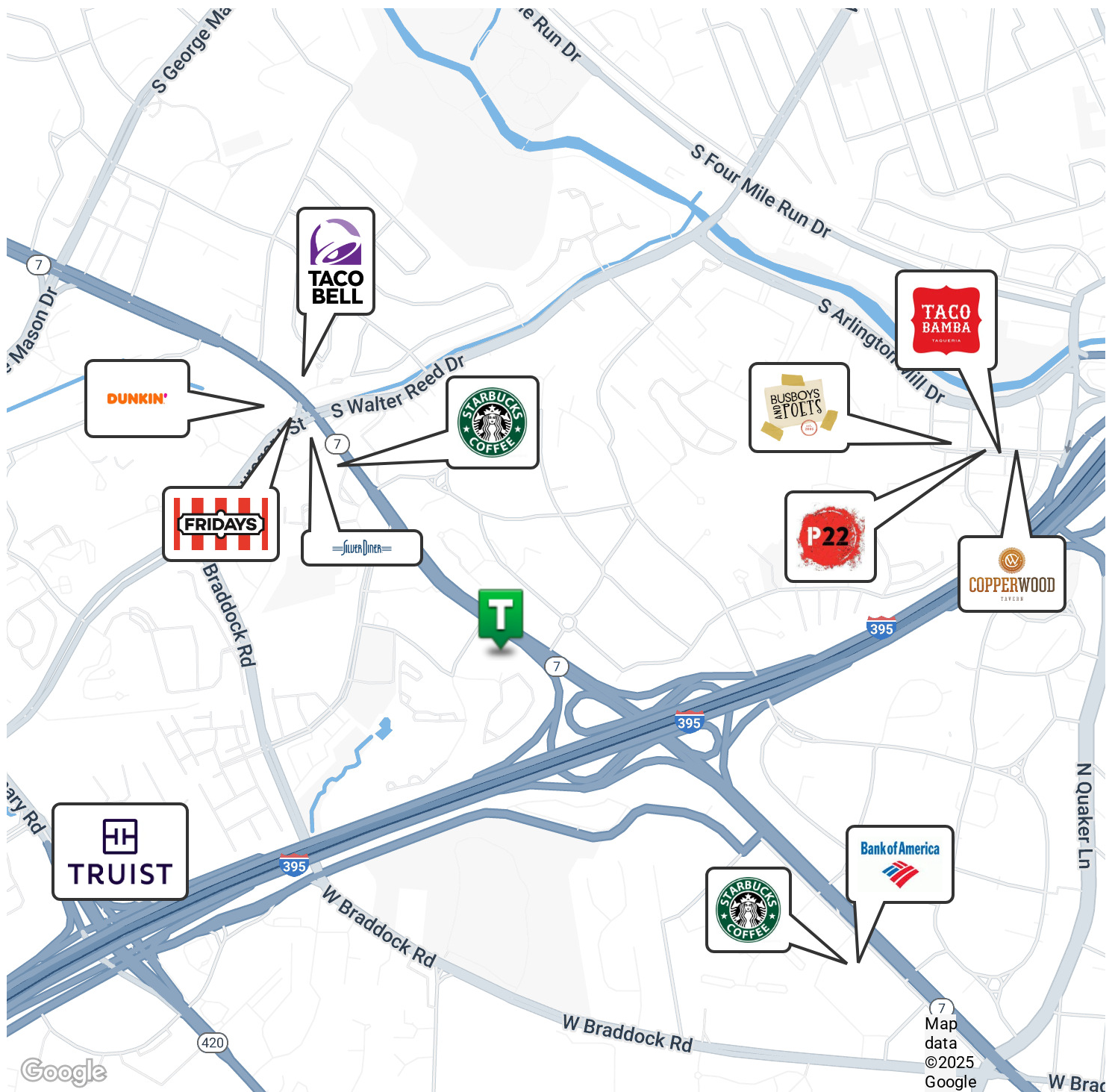
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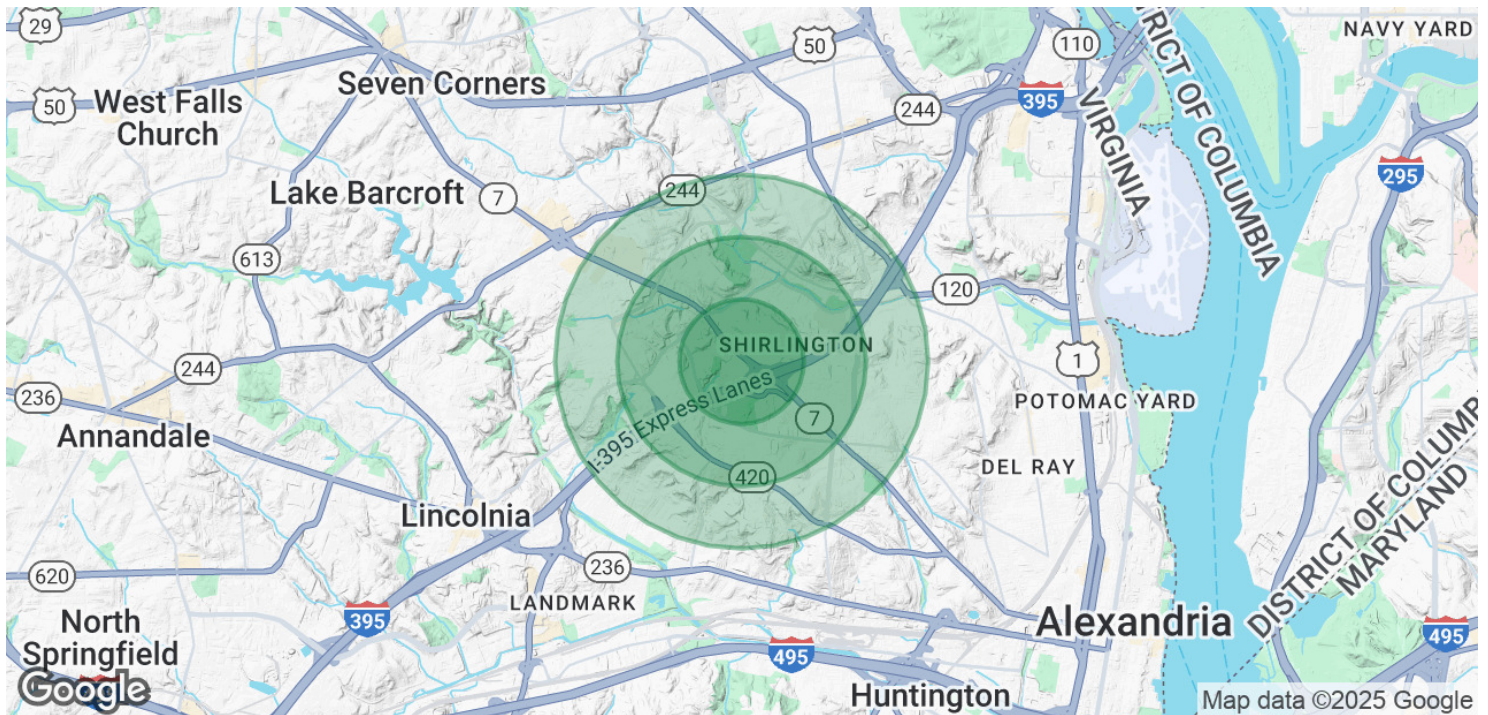
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,880	34,222	73,077
Average Age	32.8	36.5	36.1
Average Age (Male)	32.5	35.5	35.3
Average Age (Female)	32.9	37.0	36.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,765	18,333	36,195
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$107,648	\$99,191	\$94,685
Average House Value	\$397,370	\$407,694	\$442,736

2020 American Community Survey (ACS)

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EXCLUSIVELY MARKETING BY:



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Principal Broker

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FATIMAH WILSON

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