



PVIM Is Pleased to Present Exclusively For Sale

1503-1505 Mt

Vernon Ave, Alexandria Va 22301

DO NOT DISTURB THE TENANT



A. Paul Voutsas | Principal Broker
Paul@PVIM.CO | 703.685.0000

207 Ramsay Alley
Alexandria Va, 22314

While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

Managing Member and Principal Broker Of P.V.I.M llc,

a Virginia Limited Liability Company

www.pvim.co | 703-685-0000 | paul@pvim.co

207 Ramsay Alley, Alexandria Va 22314

Property Overview

The Garden Of Del Ray
1503-1505 Mt Vernon Ave, Alexandria Va. 22301



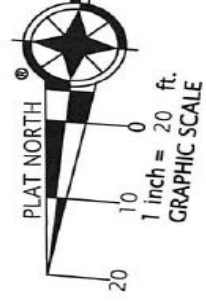
10,706 Sf Lot in Del Ray For Sale.

- Currently occupied by the Garden Of Del Rey.
 - *DO NOT DISTURB THE TENANT***
- **Offers Due 1/7/2025 by 6:00 PM.**
- **All info released with signed NDA.**
- The Garden was the first Beer Garden In Del Ray.
- Tenant Has Right Of First Refusal.
- Close proximity To Braddock Road Metro Stop (0.7 Miles)
- NNN Lease with 1 Option Remaining.
 - The tenant willing to renegotiate and extend lease.
- Strong tenant in place.
- Zoned CL
 - Currently Has Special Use Permit For Restaurant.
- Guidance available on request.
- Prime redevelopment opportunity.
- [Photo Link](#)

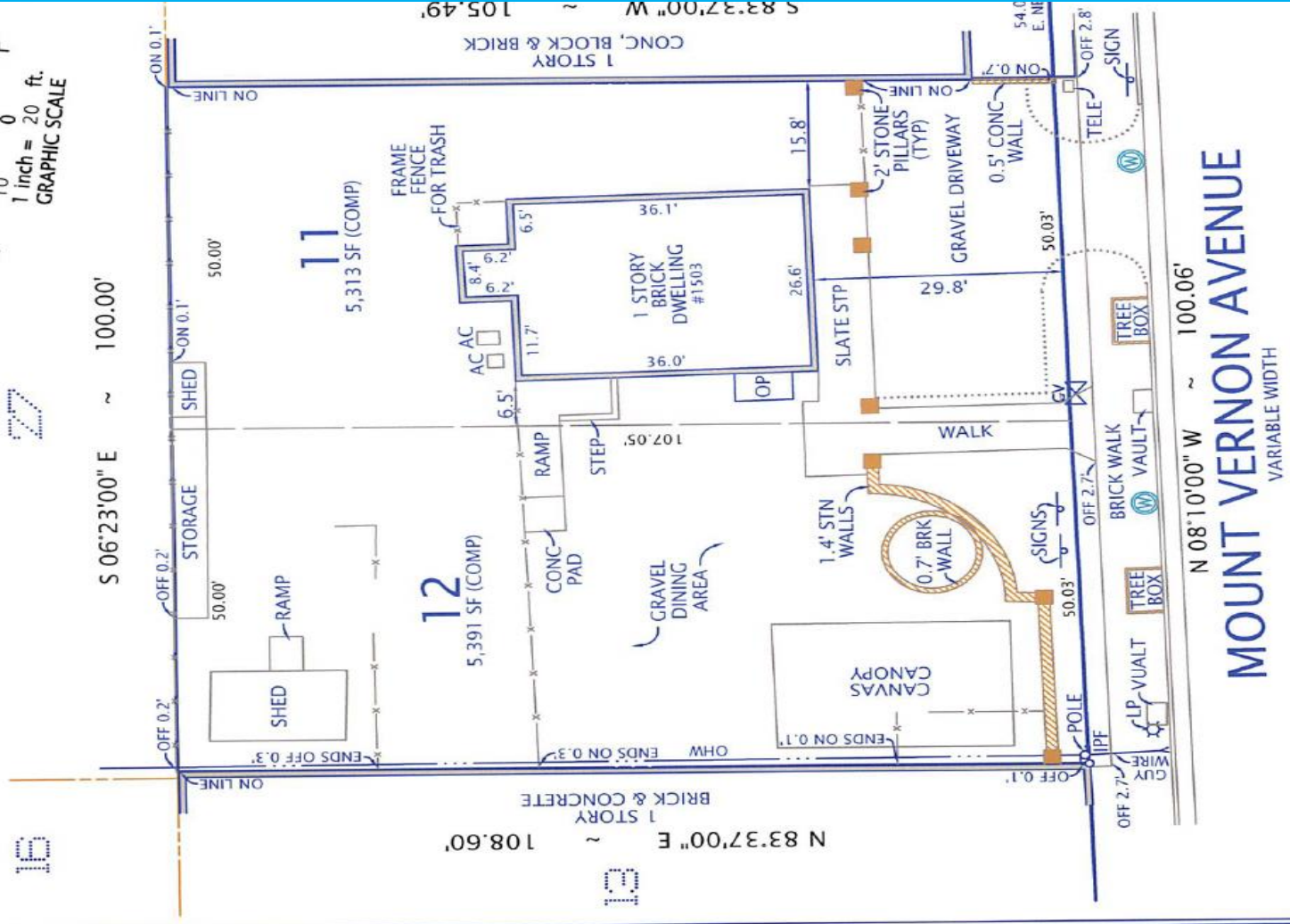
Survey

The Garden Of Del Ray

1503-1505 Mt Vernon Ave, Alexandria Va. 22301



- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



PLAT
SHOWING BUILDING LOCATION ON
LOT 11 & 12
PART OF THE PROPERTY OF
EDWARD DUNCAN
(DEED BOOK 121, PAGE 259)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 11, 2020



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

CASE NAME:
TWENTY-THIRD STREET CORRIDOR, LLC

DOMINION
8808-H PEAR TREE VILLAGE
ALEXANDRIA, VIRGINIA
703-619-6555
FAX: 703-799-641

CASE NAME: TWENTY-THIRD STREET CORRIDOR, LLC.

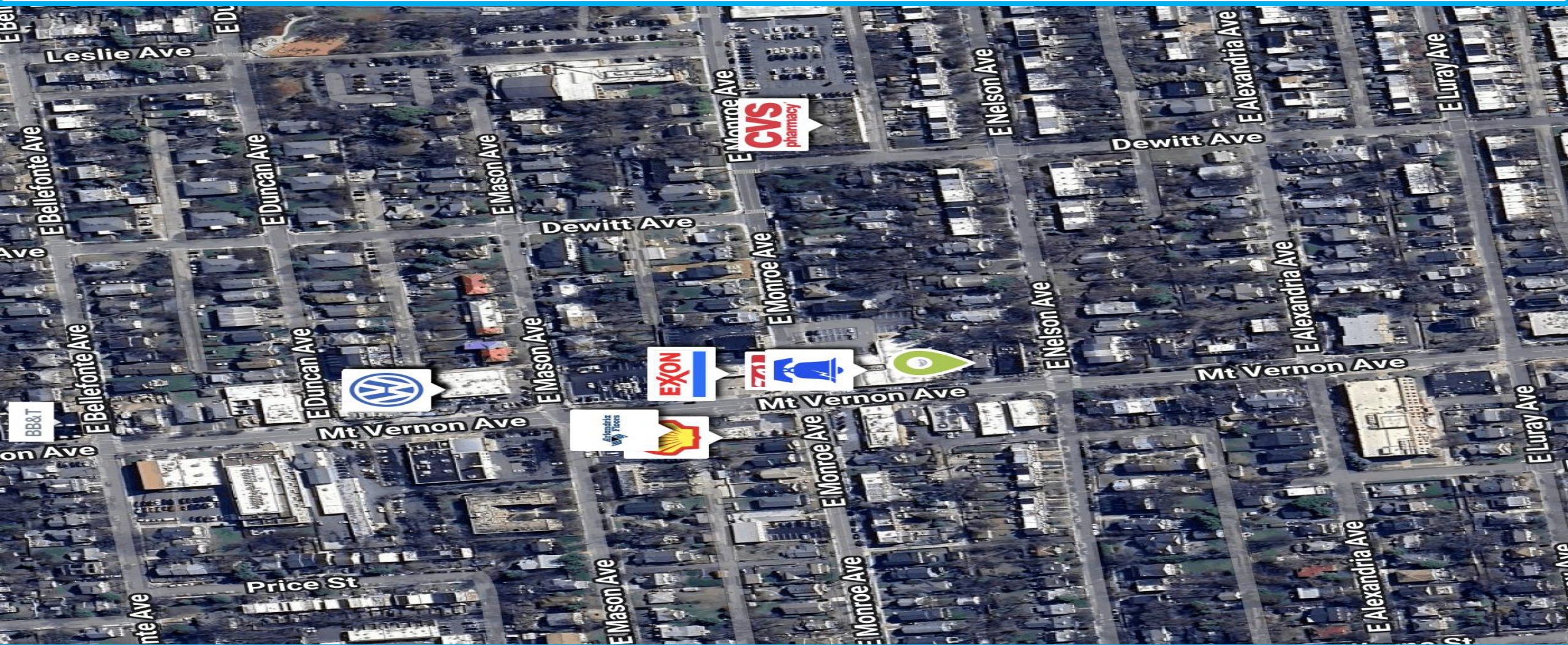


About The City of Alexandria Virginia...

- Founded in 1749
- *Sites of Interest:* George Washington Masonic Memorial, Torpedo Factory Art Center, Gadsby's Tavern Museum, Fort Ward Museum & Historic Site, Christ Church, and many more!
- Mean household income for total households in Alexandria in U.S. dollars is approximately \$110,671.
- There are over 64,500 households here.
- The average household size is 2.15 people.
- ~26% of the city's population is aged 25-34.
- Almost 10,000 veterans live in Alexandria.
- The top two public employers in Alexandria are the United States Patent and Trademark Office, and the United States Department of Defense. They have over 9,000 and 7,500 employees respectively.

Aerial

The Garden Of Del Ray
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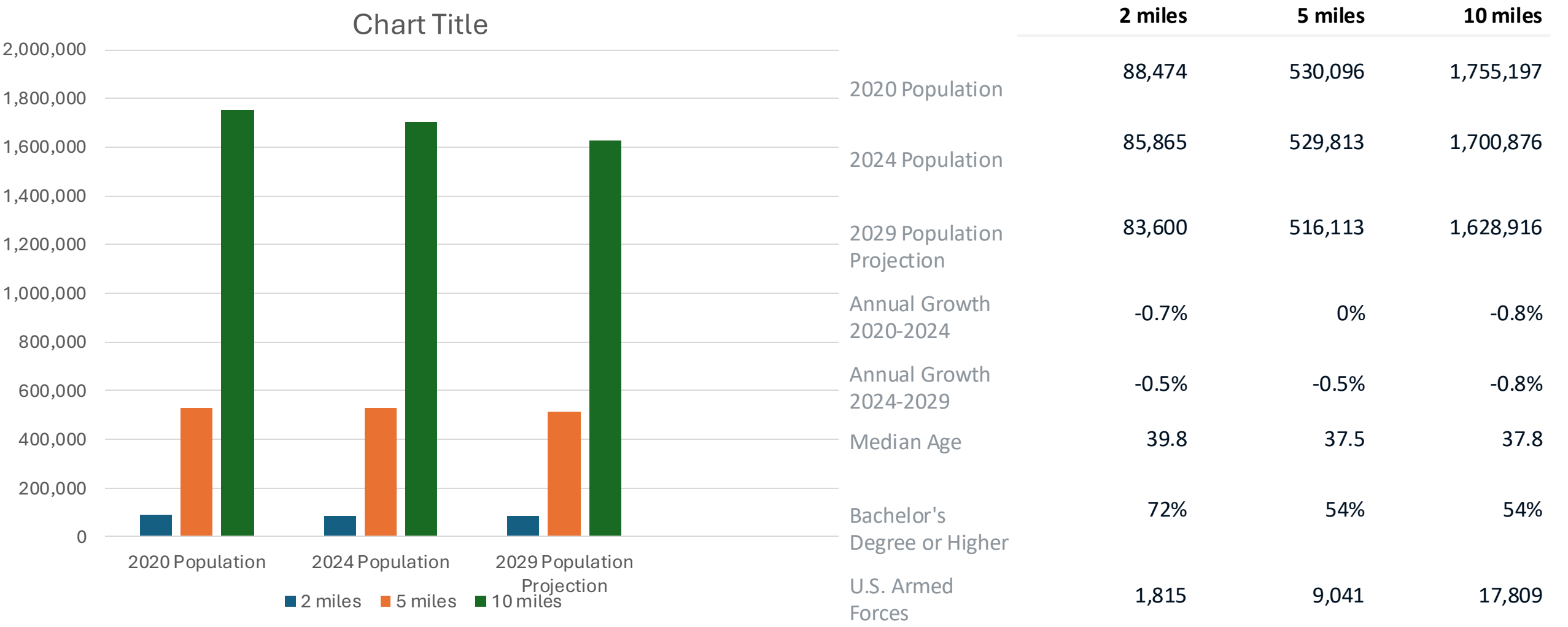


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Demographics

The Garden Of Del Ray

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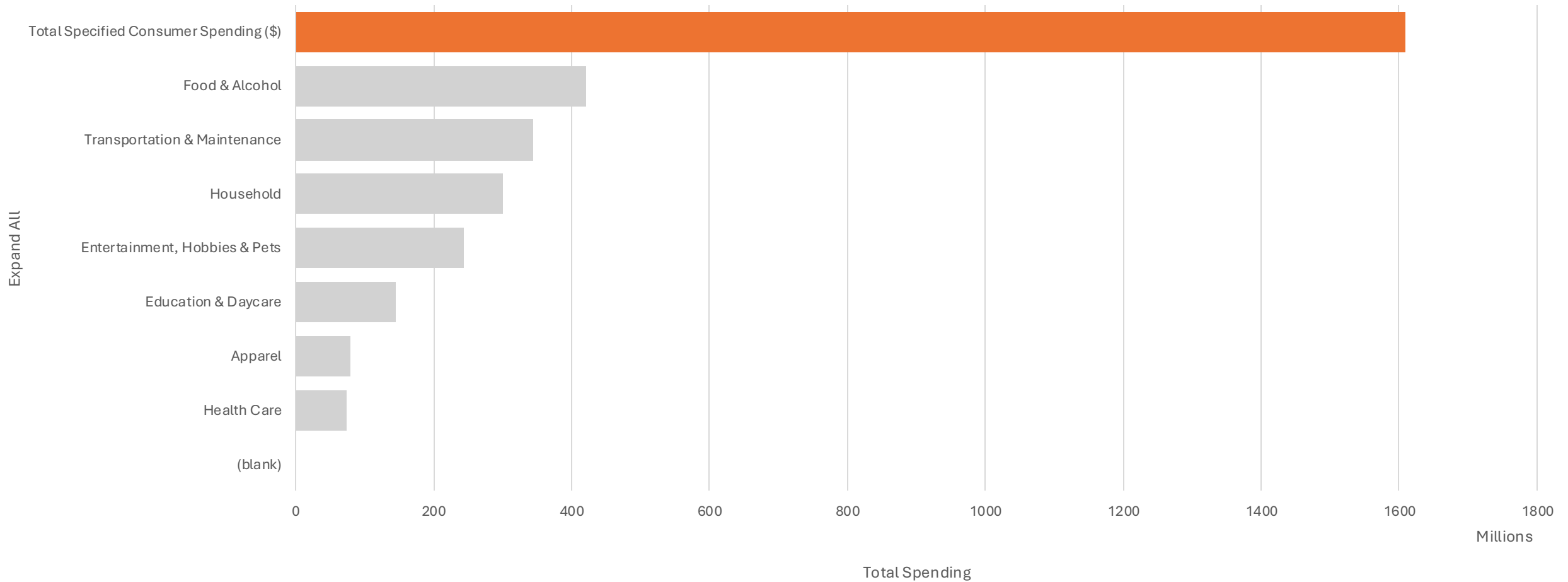


Consumer Spending

The Garden Of Del Ray

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': Total Specified Consumer Spending (\$)' has noticeably higher 'Total Spending'.



Sale Comps

The Garden Of Del Ray

1503-1505 Mt Vernon Ave, Alexandria Va. 22301



2001-2003 Mt
Vernon Ave

Sale Date Jun
6, 2024

Sale Price
\$2,000,000

Land SF
5,384 SF



2609-2611
Mount Vernon
Ave

Sale Date Apr
9, 2024

Sale Price
\$3,200,000

Land Acres
0.26 AC



2903 Mount
Vernon Ave

Sale Date Sep
7, 2023

Sale Price
\$3,300,000

Land Acres
0.24 AC



2423-2425
Mount Vernon
Ave

Sale Date Aug
10, 2023

Sale Price
\$3,100,000

Land Acres
0.15 AC



1508 Mt Vernon
Ave

Sale Date Dec
14, 2022

Sale Price
\$3,410,000

Land Acres
0.26 AC

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Zoning: CL

The Garden Of Del Ray
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4-301 - Purpose.



The CSL zone is intended to provide for light service and industrial uses compatible in operations and character with nearby residential neighborhoods and properties. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed so as to be in character with such development and be of such characteristics and effect so as not to be detrimental or a nuisance to nearby residential properties.

4-302.1 - Administrative special uses.

The following uses may be allowed in the CSL zone with administrative approval, subject to section [11-513](#) of this ordinance:

- (A) Animal care facility with overnight accommodation, if located in a commercial complex;
- (A.1) Co-living dwelling, not to exceed two units;
- (B) Restaurant;
- (C) Outdoor garden center;
- (D) Outdoor market;
- (E) Outdoor dining on private property;
- (F) Reserved;
- (G) Valet parking.

The following uses are permitted in the CSL zone:

- (A) Single-unit dwelling;
- (A.1) Two-unit dwelling;
- (A.2) Townhouse dwelling;
- (B) Multi-unit dwelling;
- (B.1) Auxiliary dwelling, not to exceed four units;
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Day care center;
- (F) Medical laboratory;
- (F.1) Health and athletic club or fitness studio;
- (G) Health profession office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (G.2) Outdoor dining located on private property at a commercial complex;
- (H) Personal service establishment;
- (H.1) Private school, commercial;
- (I) Public school;
- (J) Retail shopping establishment, up to 20,000 gross square feet;
- (J.1) Restaurant located within a commercial complex or hotel;
- (K) Seminary, convent or monastery;
- (K.1) Social service use;
- (L) Utilities, as permitted by [section 7-1200](#);
- (M) Accessory uses, as permitted by [section 7-100](#).



Photos

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For More Information, Please Contact:

[Apostle Paul Voutsas](#)

Principal Broker

paul@pvim.co

O: 703-685-0000



PVIM
C.R.E. Services

207 Ramsay Alley, Ste 101 Alexandria Va, 22314

WWW.PVIM.CO

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