

# OFFICE CONDO FOR SALE

## DULLES TRADE CENTER

23475 ROCK HAVEN WAY, UNIT 255, STERLING, VA 20166



### SALE PRICE

\$675,000

(\$205 PSF)

CONDO FEE:  
\$1,952.82 QUARTERLY

2023 ANNUAL TAXES:  
\$6,940.96

### FEATURES:

- 3,284 SF OFFICE CONDO
- 2ND FLOOR SUITE WITH BUILDING ELEVATOR
- KITCHEN AND WORKROOM AREAS WITH IN SUITE RESTROOMS
- EASY ACCESS TO ROUTES 28 & 50 VIA OLD OX ROAD (ROUTE 606)



Individual Member

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Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

23475 ROCK HAVEN WAY

UNITS 255

UNIT NUMBER	SQUARE FEET	NUMBER OF OFFICES	COMMENTS
255	3,284	9 (3 WINDOWED)	IN SUITE RESTROOMS

