

LISTING AGENT: K Soung 703-928-5990. K@dwelldwashington.com

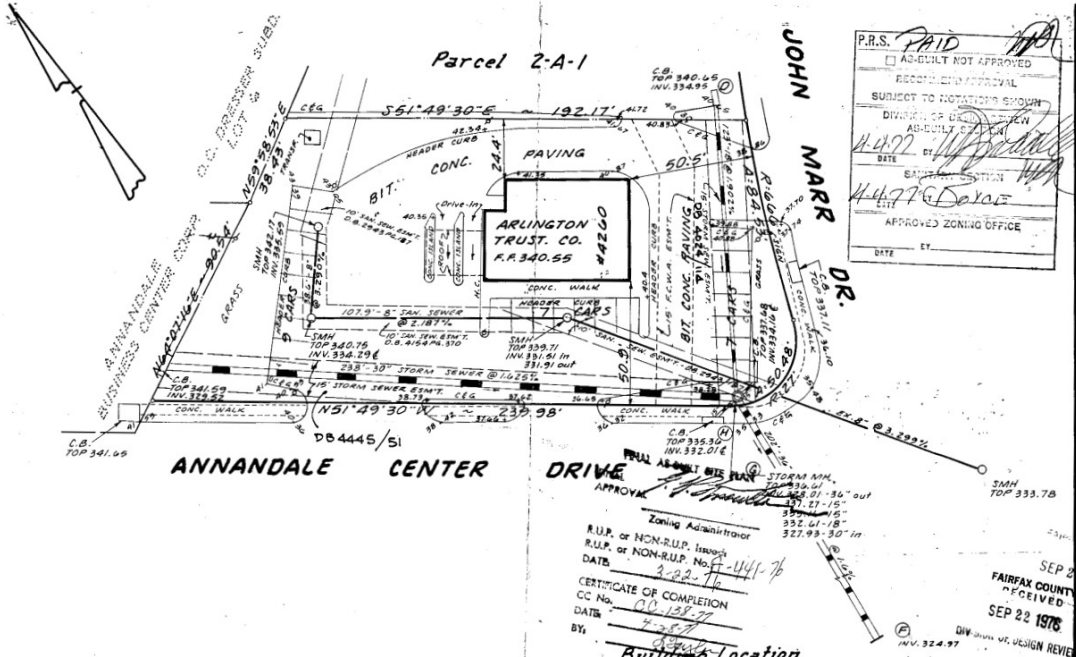
The property Summary

4260 John Marr Drive, Annandale, VA 22003

This standalone building is located in the best spot in the Annandale area. It features a drive-thru and has plenty of parking space. It is zoned as C-6 in Fairfax County. It is recommended for coffee shops, bakeries, restaurants, urgent care facility, and medical groups.

2,508 SF with drive-through
C-6 zoning

Rent \$60 PSF NNN
Total Tax \$20,235 a year
Insurance: \$4,128 a year



P.R.S. PAID
 ADULT NOT APPROVED
 RECORDS APPROVAL
 SUBJECT TO MUTATION'S GROWN
 DIVISION OF BUILDING
 ADULT APPROVAL
 DATE 4/22/77
 SIGNATURE [Signature]
 APPROVED ZONING OFFICE
 DATE ET

Zoning Administrator
 APPROVED [Signature]
 R.U.P. or NON-R.U.P. through
 R.U.P. or NON-R.U.P. No. 441-76
 DATE 3-22-76
 CERTIFICATE OF COMPLETION
 CC No. 00-132-77
 DATE 4-28-77
 BY [Signature]

SEP 20 1977
 FAIRFAX COUNTY RECEIVED
 SEP 22 1976
 DIVISION OF DESIGN REVIEW

Building Location
 Parcel 2-A-2
MICHAEL DEVELOPMENT COMPANY
 Fairfax County, Virginia
 Scale 1"=30' Aug., 1976
DeLashmuit Associates
 Certified Land Surveyors
 Arlington, Va.

Certified Correct
 EDGAR C. SHAWEN
 CERTIFICATE No. 431
 [Signature]

Storm Sewer esmt rec'd. DB 4445/51
 Parking Added Sept. 21, 1976
 COPY HAS BEEN PREPARED WITHOUT THE
 BENEFIT OF A TITLE REPORT AND IS NOT
 TO BE CONSIDERED NECESSARILY INDICATE ALL

MAP #: 0711 01 0102C

ARLINGTON HOLDING CORP

4260 JOHN MARR DR

Structure

Property Name	WELLS FARGO BANK
Land Use Code	Finance,insurance,real estate services
Year Built	1975
Gross Floor Area	2,508
Units (if applicable)	
Stories	1
Construction Type	Cinder Block/Concrete Block/Brickcrete
Exterior Walls	Brick/Insulite
Floor	Carpet/Carpet/Tile
Roof	Tar/Gravel
Elevator	0
Element #	E03426001
Note	THIS COMMERCIAL PROPERTY MAY BE COMPRISED OF MORE THAN ONE TAX MAP PARCEL. IF SO, THE ADDITIONAL TAX MAP PARCEL(S) WILL BE LISTED BELOW.

Associated Parcels

Structure Summary

Property Name	Land Use Code	Year Built	GFA	Units
WELLS FARGO BANK	Finance,insurance,real estate services	1975	2,508	

MAP #: 0711 01 0102C

ARLINGTON HOLDING CORP

4260 JOHN MARR DR

Owner

Name	ARLINGTON HOLDING CORP,
Mailing Address	PO BOX 2609 C/O RYAN LLC CARLSBAD CA 92018
Book	03748
Page	0094

Parcel

Property Location	4260 JOHN MARR DR VA
Map #	0711 01 0102C
Tax District	5T000
District Name	MASON TRANSPORTATION
Land Use Code	Finance,insurance,real estate services
Land Area (acreage)	
Land Area (SQFT)	26,839
Zoning Description	C-6(Community Retail)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	For further information about the Fairfax County Historic Overlay Districts, CLICK HERE
	For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #2

Legal Description

