OFFICE CONDO

9161 LIBERIA AVE. #203 MANASSAS, VA 20110



OFFERING SUMMARY

Sale Price: **\$460,000**

Lease Rate: \$27.00 SF/yr (Full

Service)

Unit Size: 1,417 SF

Condo Fees: \$823.78/month

Zoning: B-1

Market: Washington DC

Submarket: Manassas

Parcel ID: 100-29-00-169K1A-

203

PROPERTY OVERVIEW

Second floor office condo available for sale or lease in a Class A elevator building. The 1,417 SF suite features a welcoming reception area, four private offices, and a spacious open work area. Restrooms are conveniently located in the common corridor just outside the suite. Condo fees include all utilities, offering a simple, cost-effective occupancy. The building provides ample parking options, including both surface and garage spaces, for staff and visitors alike.

LOCATION OVERVIEW

Ideally situated along the high-traffic Liberia Avenue corridor (31,000 VPD), this property offers excellent visibility and accessibility within Manassas' primary retail and office hub. The site is less than 1 mile from both Rt. 28/Centreville Road and Prince William Parkway, and approximately three miles from Rt. 234 Bypass, providing direct connections to I-66 and the broader Northern Virginia market.

PRESENTED BY:

CARMELA PATRICK
COMMERCIAL AGENT

703.330.1224

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COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110

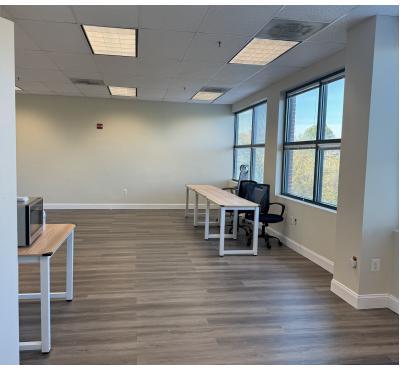
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ADDITIONAL PHOTOS









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FLOOR PLAN

*Not to scale, measurements approx.



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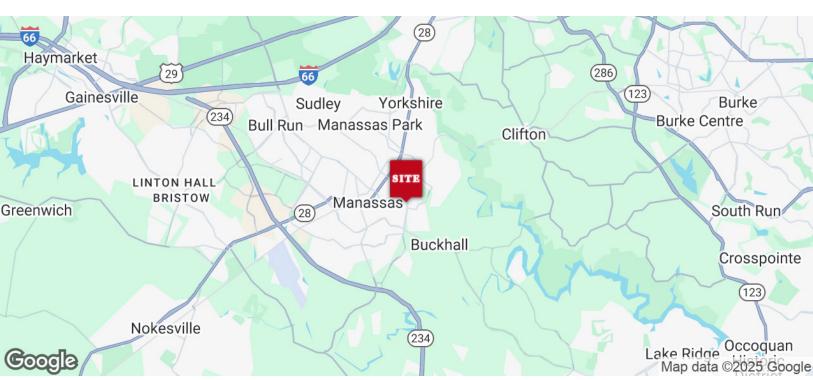
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LOCATION MAP





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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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