

**FOR SALE**

## OFFICE CONDO

9100 CHURCH ST. #103 MANASSAS, VA 20110



**SALE PRICE**     **\$385,000**

### OFFERING SUMMARY

Building Size:     1,147 SF  
Zoning:             B-3  
Market:             Washington DC  
Submarket:         Manassas  
Parcel ID:          101-57-00-2

### PROPERTY OVERVIEW

This rare two-level office condo in the heart of Old Town Manassas offers a prime opportunity for investors and business owners alike. With 1,147 square feet of flexible space, the property is currently leased to a property management company on the first floor and a law office on the second, both on short-term agreements—allowing for immediate income or owner occupancy. Zoned B-3, the space is well-suited for office, retail, or live/work use, providing endless possibilities. A standout feature of this property is its onsite parking, a valuable amenity in this bustling historic district.

Disclosure: The listing agent has a financial interest in this property.

### LOCATION OVERVIEW

Situated in the vibrant commercial hub of Old Town Manassas, this office condo enjoys exceptional accessibility and visibility. Just moments from the VRE station, the Prince William County Courthouse, and a variety of popular restaurants and retail shops, the location offers convenience for both clients and employees. Old Town's historic charm and thriving business community make it a desirable destination for professionals and entrepreneurs, while the availability of onsite parking further enhances its appeal.

#### PRESENTED BY:

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

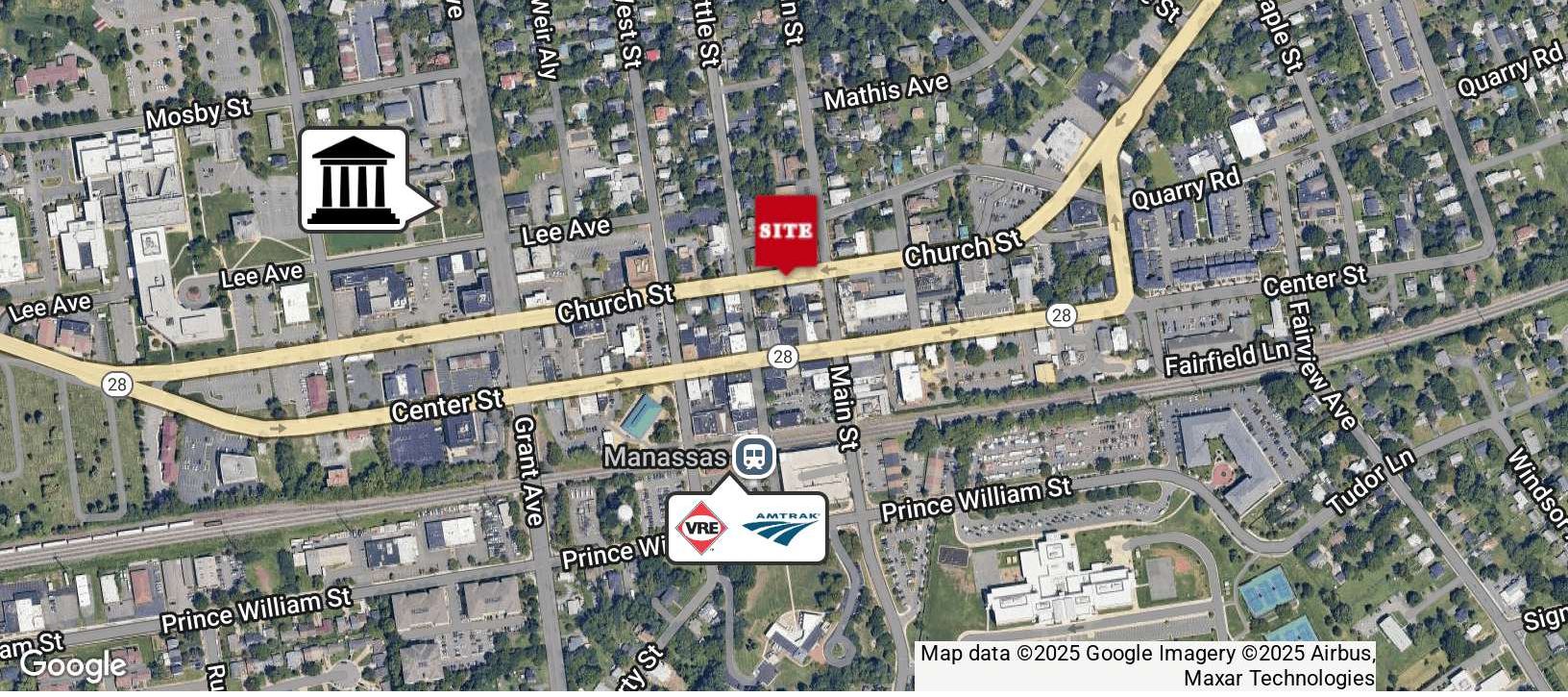
**WR** **WEBER  
RECTOR**  
COMMERCIAL REAL ESTATE SERVICES  
9401 Battle Street Manassas, VA 20110  
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## LOCATION MAP



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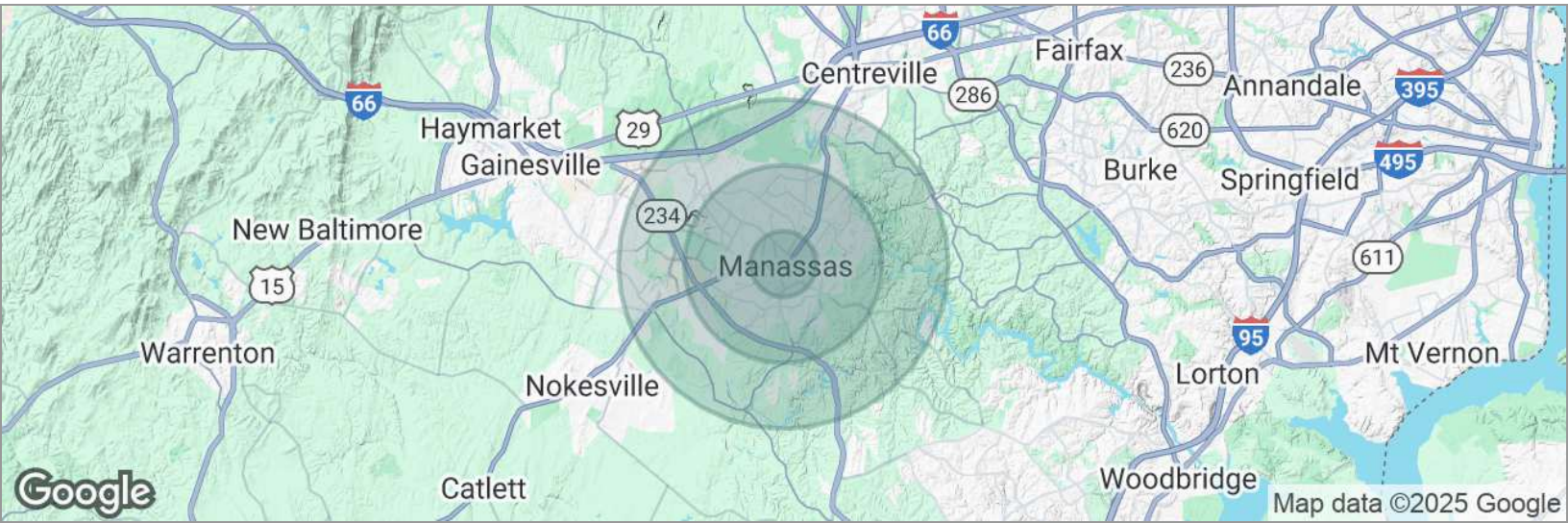
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,650	104,033	170,385
Median age	36	36	37
Median age (male)	35	36	36
Median age (Female)	37	37	37

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,122	32,132	53,796
# of persons per HH	3	3.2	3.2
Average HH income	\$139,753	\$143,498	\$151,176
Average house value	\$467,165	\$500,089	\$529,984

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

City of Manassas By Right Uses: B-3	
Dwelling, Multifamily	Dwelling, Single Family Detached
Group Home	Private Community Recreational Use
Place of Assembly (less than 50 persons)	Broadcasting or Telecom Tower, Collocation
Business or Trade School (less than 50 persons)	Cultural Facility
Public Facility	Public Utility
Antique Shop	Bed & Breakfast
Brewery (500 barrels or less annually)	Distillery (5,000 gallons or less annually)
Business Support Service	Catering Facility
Craft Shop	Financial Institution
Hotel	Office, General
Office , Medical	Parking Structure, Multi-level
Personal Improvement Service	Professional Personal Service
Restaurant	Retail Sales
Specialty Food Shop	Veterinary Hospital

[Click here for more information on the City of Manassas zoning district use tables.](#)

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