

FOR SALE

MEDICAL OFFICE CONDO

10535 CRESTWOOD DR SUITE 101 MANASSAS, VA 20109



SALE PRICE **\$500,000**

OFFERING SUMMARY

Building Size: 1,608 SF
Zoning: B-1
Market: Washington DC
Submarket: Route 29/I-66
 Corridor
Parcel ID: 7696-48-7324.01

PROPERTY OVERVIEW

PRICE REDUCED!

This beautifully maintained medical office presents an exceptional opportunity for an office user seeking to capitalize on its established location. Boasting 5 private exam rooms/offices, a reception area, 2 bathrooms, and a medical-purpose kitchenette, this office condo offers a turnkey solution for medical practitioners. This property is tailor-made for professionals looking to establish or expand their medical practice in a thriving location. Owner may consider a lease.

LOCATION OVERVIEW

This well-located property in the Crestwood Professional Center offers exceptional accessibility, with easy access from both Ashton Ave. and Rt. 234/Sudley Rd. Situated approximately 1,000 ft off both major routes, the property boasts a strategic position that facilitates seamless connectivity for businesses and clients alike. Additionally, its proximity to I-66, just 1.5 miles away, provides convenient access to regional and interstate transportation networks. These favorable logistical features position the property as an attractive investment opportunity, offering the convenience and prominence essential for a successful business venture.

PRESENTED BY:

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



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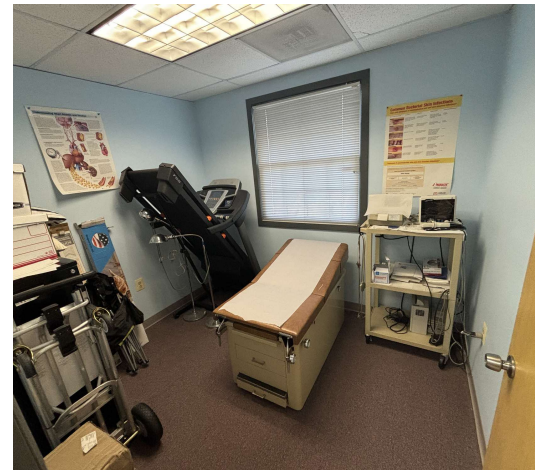
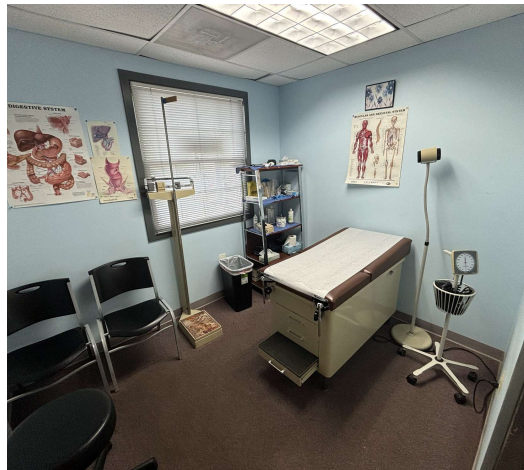
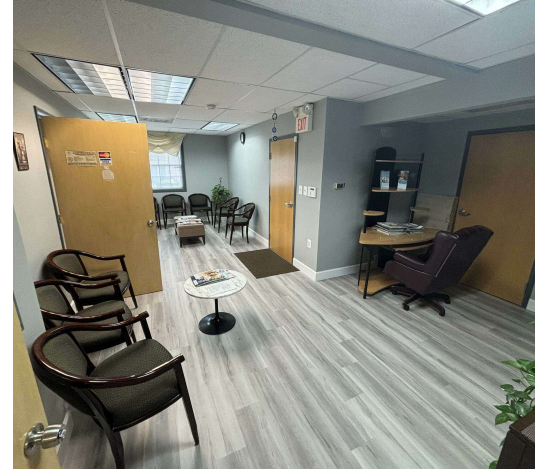
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ADDITIONAL PHOTOS



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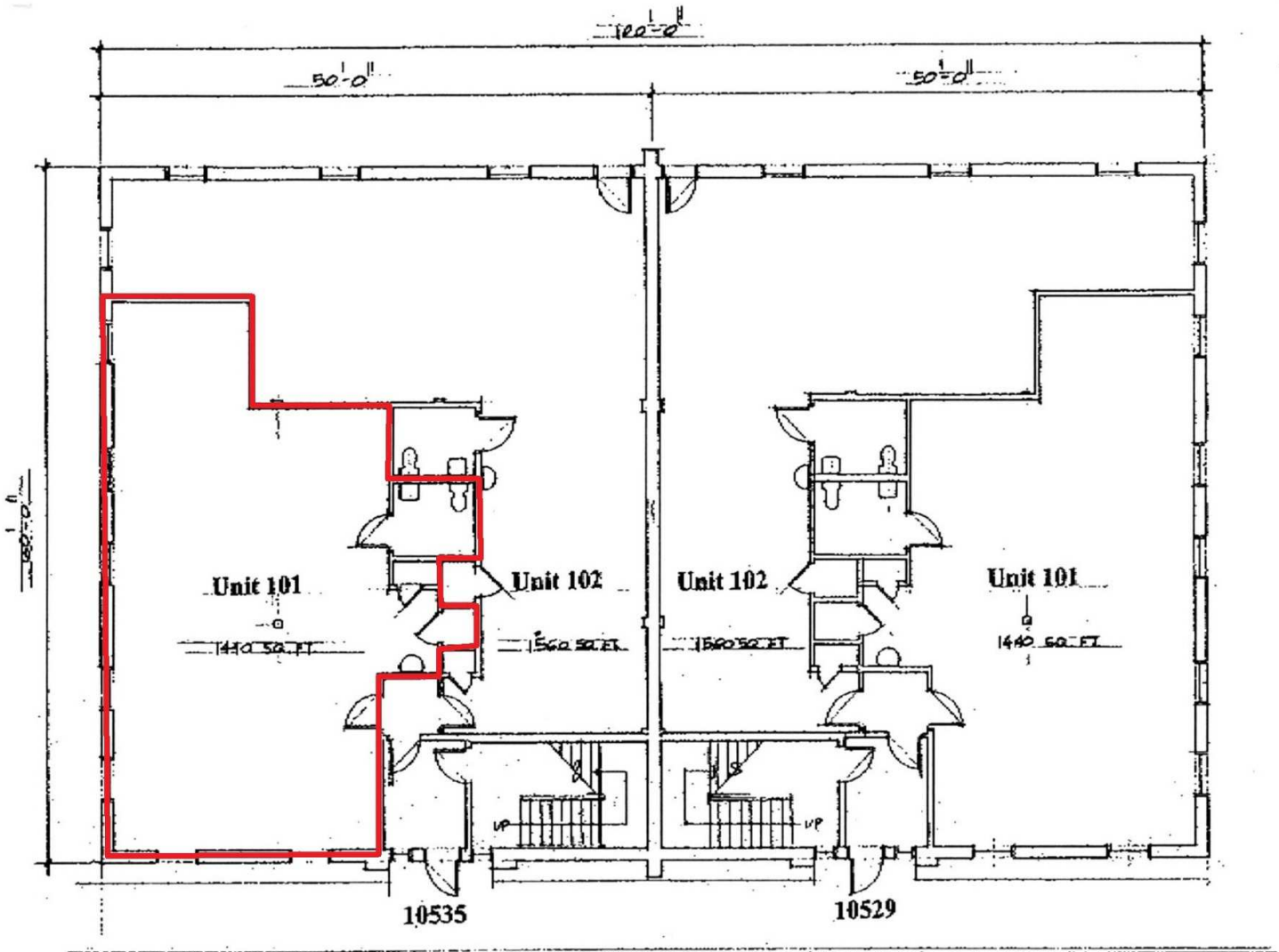
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FLOOR PLAN



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LOCATION MAP



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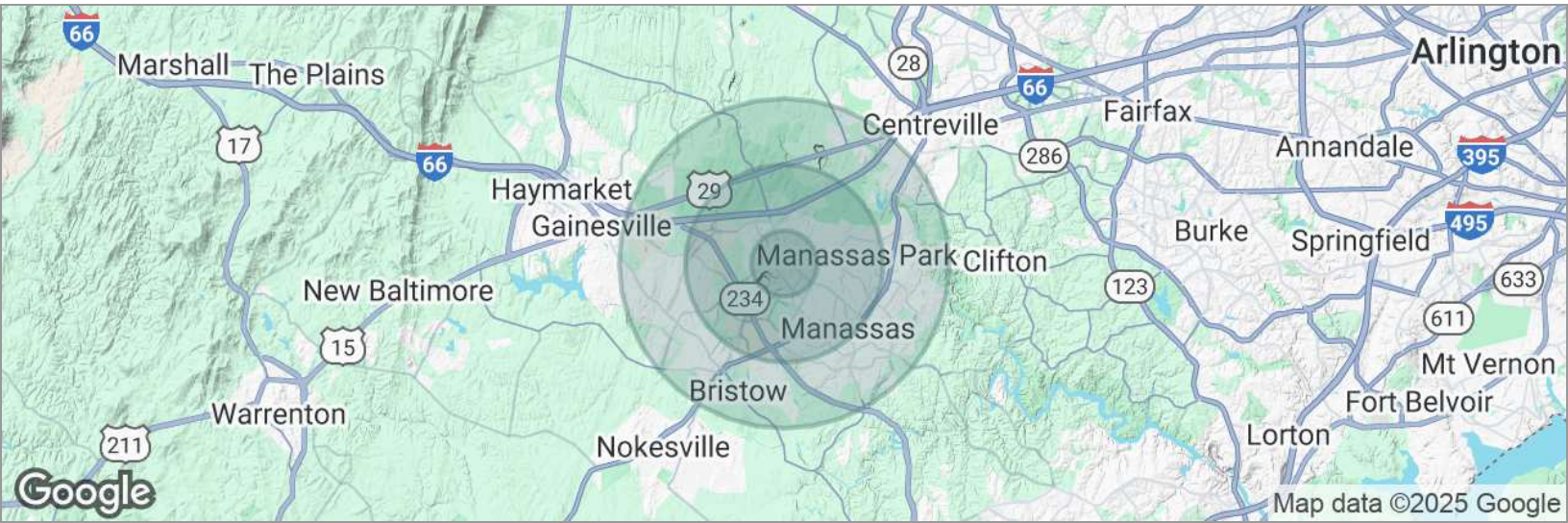
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,677	91,523	200,856
Median age	35	35	37
Median age (male)	34	35	36
Median age (Female)	36	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,227	28,453	63,268
# of persons per HH	3	3.2	3.2
Average HH income	\$99,556	\$137,832	\$156,334
Average house value	\$426,130	\$473,606	\$538,883

* Demographic data derived from 2020 ACS - US Census

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