

FOR SALE

**294 & 276 SUNSET PARK DRIVE
HERNDON, VA 20170**



**CONNECTED COMMERCIAL CONDOMINIUMS | 4,500 SF COMBINED | RETAIL +
COMMERCIAL KITCHEN TENANT | SUNSET BUSINESS PARK, HERNDON, VA**

**CENTURY 21
COMMERCIAL®**
New Millennium



CREATING COMMERCIAL COMMUNITIES

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CONNECTED COMMERCIAL CONDOMINIUMS | 4,500 SF COMBINED | RETAIL + COMMERCIAL KITCHEN TENANT | SUNSET BUSINESS PARK, HERNDON, VA

A unique opportunity to purchase two adjacent, fully connected commercial condominium units—294 & 276 Sunset Park Drive—located in the established and highly functional Sunset Business Park in Herndon, Virginia. Built in 1984 and offering 4,500 SF of combined space, these units are being sold together. Per the Fairfax County tax record, Unit 276 is 2,270 SF and Unit 294 is 2,230 SF. The property is currently occupied and being used for food production, catering, and artisanal manufacturing.

The front unit at 294 Sunset Park Dr is currently built out as a gourmet bakery, featuring an inviting retail storefront, customer counter, display areas, and attractive finishes that support a high-quality customer experience. The space benefits from excellent visibility within the business park, ample surface parking, and convenient access for patrons.

Directly connected behind it, the rear unit at 276 Sunset Park Dr serves as a commercial kitchen designed for high-capacity production. This space includes extensive utility infrastructure, food-preparation areas, storage, and efficient workflow circulation. A rear entrance provides discreet access for deliveries and operations without impacting the customer-facing area.

After over 20 years of occupancy, the tenant's lease has expired. The buyer is responsible for obtaining possession of the property and/or negotiating a new commercial lease with the existing occupant. The property is being sold strictly in as-is condition. All equipment and personal property is believed to belong to the tenant. This is a sale of the real estate only.

Located within the PD-B (Planned Development – Business) zoning district, the property supports a wide range of business, service, light commercial, office, and specialty retail uses—making it a versatile investment for both owner-users and specialty operators.

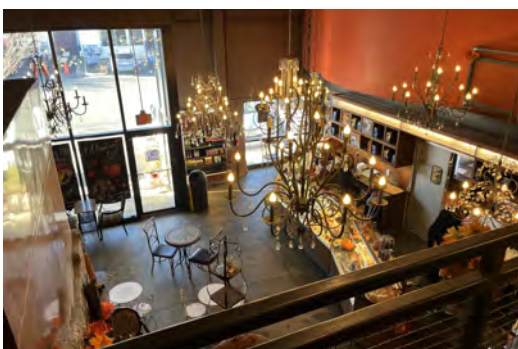
All sales are subject to the approval of the US Bankruptcy Court, Eastern District of Virginia. Lauren F. McKelvey, Chapter 7 Trustee.

HIGHLIGHTED FEATURES

- Two connected commercial condominium units sold together
- 4,500 SF combined, per Fairfax County tax records
- Tenant using property for gourmet bakery + rear commercial kitchen
- Flexible PD-B zoning accommodating retail, service businesses, light commercial uses, offices, studios, production spaces, and more
- Efficient front-of-house / back-of-house configuration ideal for food production or boutique manufacturing
- Located within established Sunset Business Park (built 1984)
- Ample parking for customers and staff
- Minutes to the Dulles Toll Road, Herndon Parkway, Reston, Innovation Center Metro, and Dulles Airport

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