

OLD TOWN BUILDING FOR SALE

109-111 S. FAIRFAX STREET

Alexandria, VA



Presented by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com



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OLD TOWN BUILDING FOR SALE

109-111 S. FAIRFAX STREET
Alexandria, VA

TARTAN
PROPERTIES



OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	4,560 SF
Lot Size:	2,220 SF
Price / SF:	\$460.53
Current NOI:	\$82,267
Cap Rate:	4.45%
Annual NOI:	\$82,267
Year Built:	1770
Zoning:	(CD) Commercial Downtown

[TAKE VIRTUAL TOUR](#)

PROPERTY OVERVIEW

It offers a historic 4,560 SF building with immense investment potential. Built in 1770 and zoned (CD) Commercial Downtown, this property presents a rare opportunity for office building investors. With multiple tenants in place and room for rent growth, the property provides a steady income stream. All tenants are currently month-to-month, offering flexibility for new ownership. Don't miss the chance to own a piece of historical charm in the Northern Virginia area with excellent future development possibilities.

VALUE ADD OPPORTUNITY

- Multiple tenants
- Room for rent growth
- All tenants are month to month with one upcoming lease expiration

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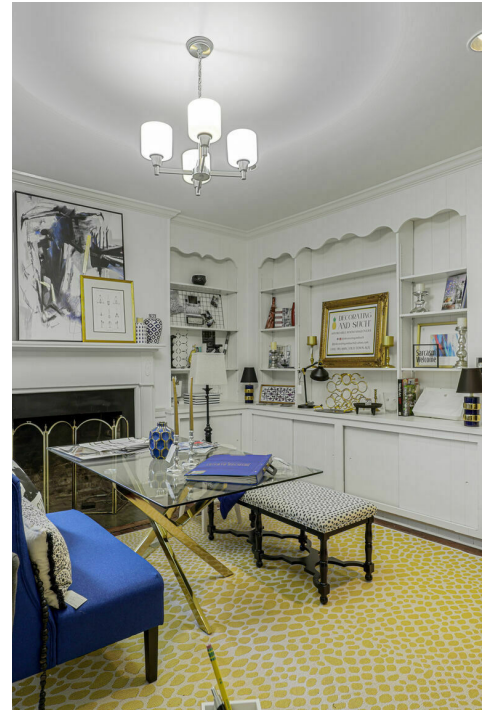


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OLD TOWN BUILDING FOR SALE

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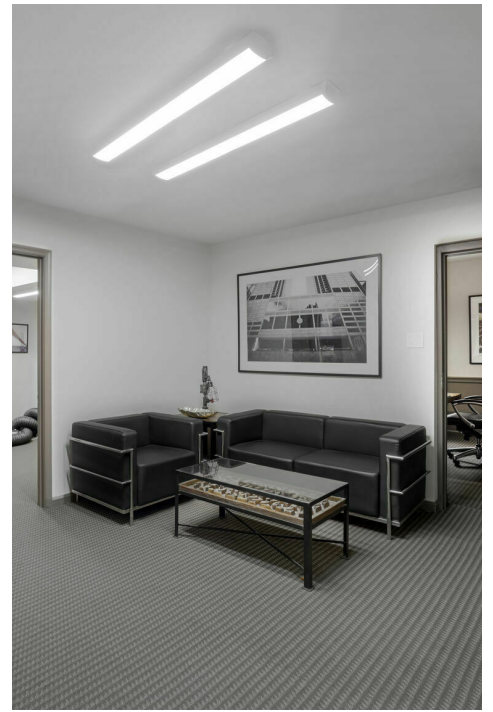
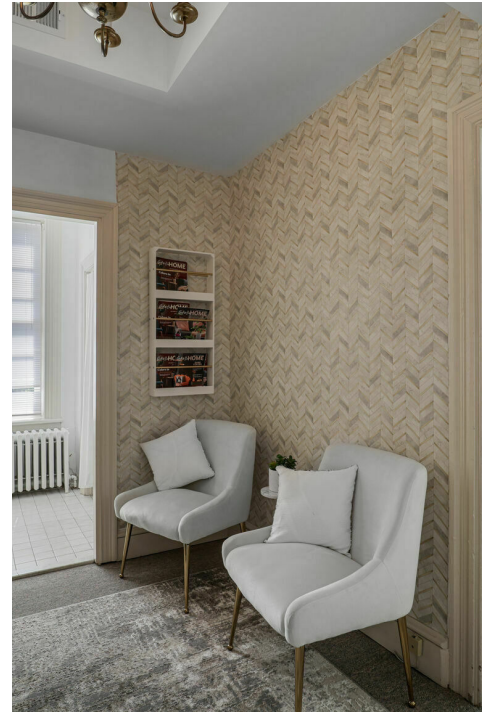


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MONTHLY RENT ROLL

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SUITE	TENANT NAME	LEASE END
Retail (1B)	Retail store	month to month
Basement	Office Space	month to month
1A	Interior Decorator	month to month
2A	Office Space	month to month
2B	Real Estate Broker	month to month
2nd Floor #3	Massage Therapy	5/31/2026
3A	LCSW Office	month to month
3B	Psychologist	month to month
1	Massage Therapy (2 rooms)	month to month
2	Office space	month to month

TOTALS

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RENT INCOME AND ANNUAL EXPENSES

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INCOME SUMMARY

Tenant Rent Income \$114,180

GROSS INCOME \$114,180

EXPENSES SUMMARY

American Water \$802

AlexRenew (wastewater) \$1,447

Electric \$3,744

Gas \$1,263

Cleaning \$610

Repairs \$5,342

Taxes \$18,704

Insurance \$4,586

OPERATING EXPENSES \$36,499

NET OPERATING INCOME \$82,267

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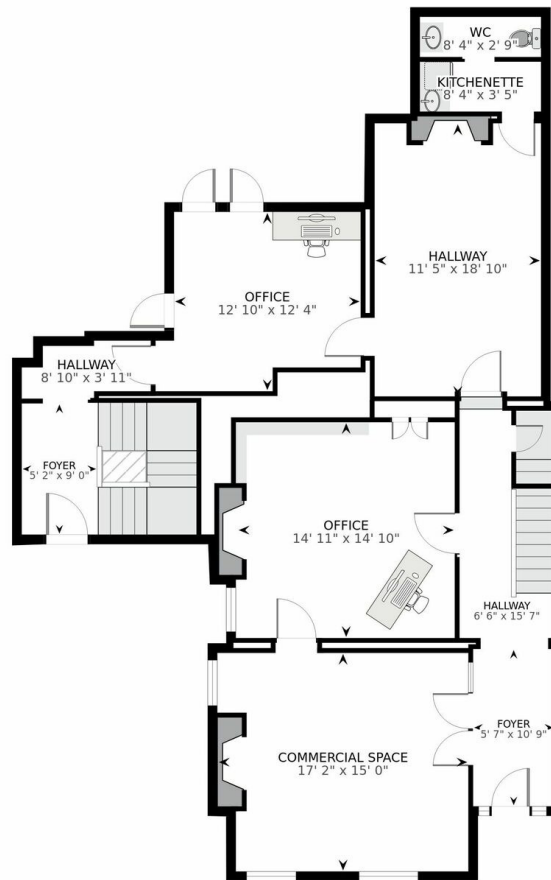
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HISTORIC BUILDING FOR SALE

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MAIN FLOOR Inside Area 1318 ft²



0.26.21

All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

1st Floor - 109 - 111 S. Fairfax Street

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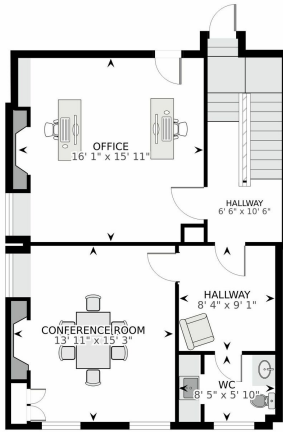
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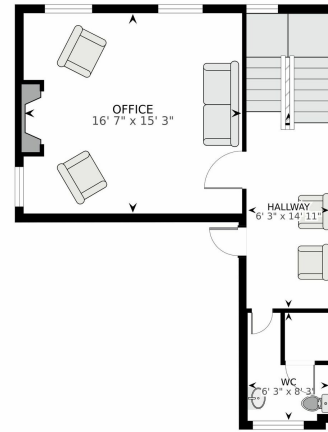
SECOND FLOOR Inside Area 720 ft²



0.26.21

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THIRD FLOOR Inside Area 449 ft²



0.26.21

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2nd Floor - 109 S. Fairfax Street

3rd Floor - 109 S. Fairfax Street

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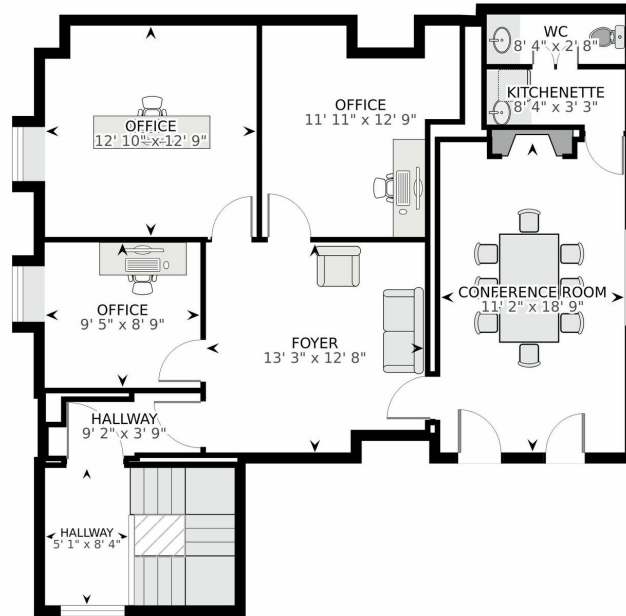


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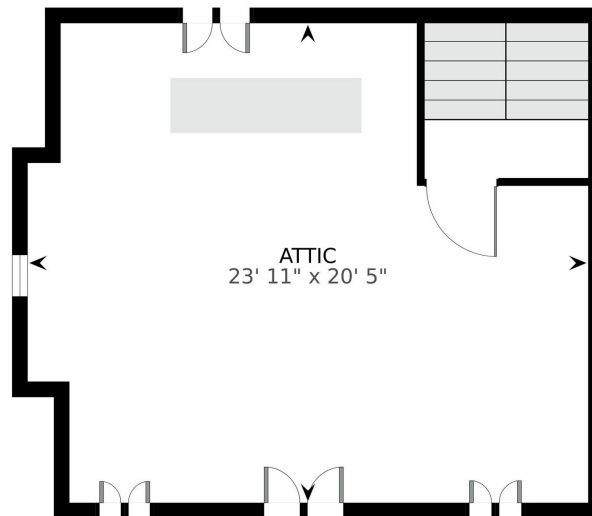
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111 S. Fairfax Street - 2nd Floor Office Suite

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ATTIC Inside Area 470 ft²



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109 S. Fairfax Street - Attic Level Vacant Office

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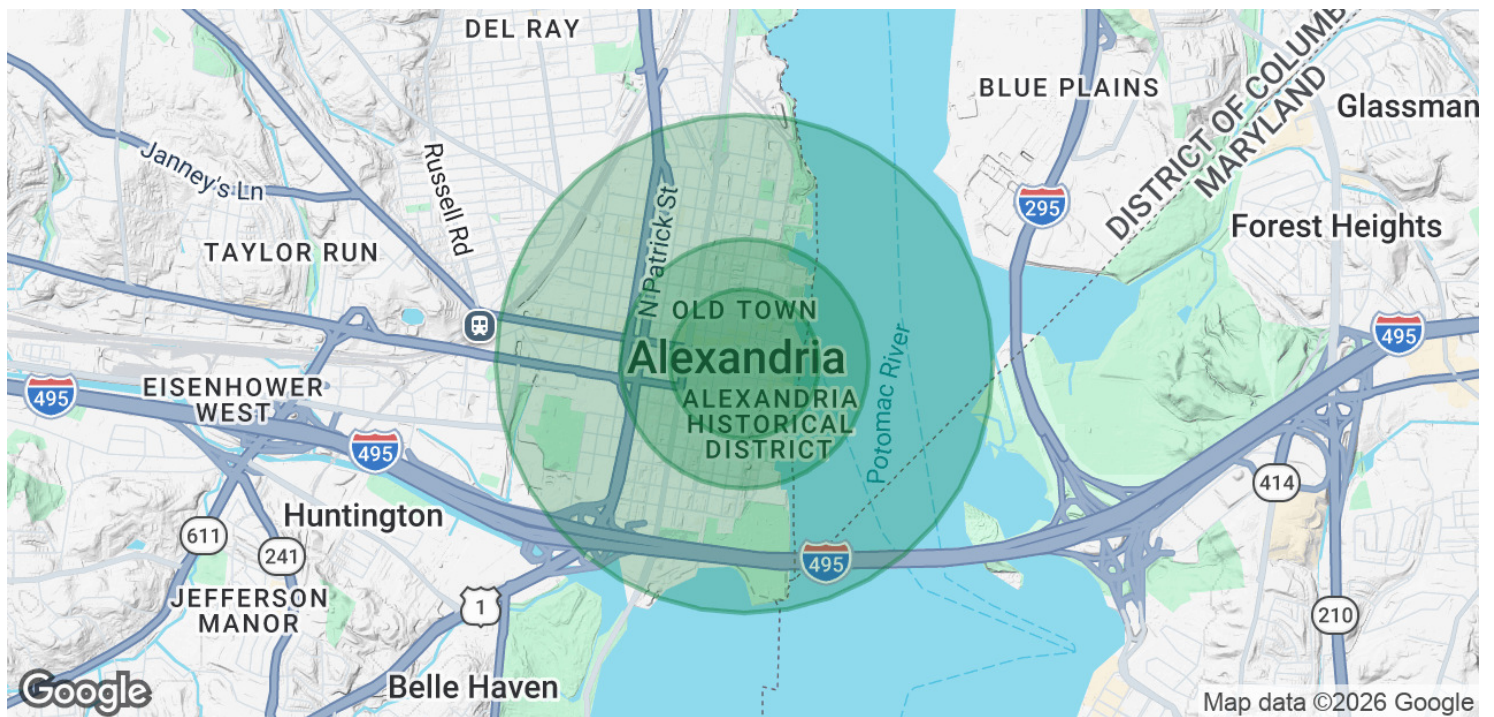


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,688	7,754	24,131
Average Age	49	47	43
Average Age (Male)	50	47	43
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,303	3,904	13,070
# of Persons per HH	2.1	2	1.8
Average HH Income	\$248,689	\$235,039	\$206,050
Average House Value	\$1,390,872	\$1,260,608	\$1,002,791

2020 American Community Survey (ACS)

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EXCLUSIVELY MARKETED BY:



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