

FOR SALE

OFFICE CONDO

7548 DIPLOMAT DR. SUITE 201 MANASSAS, VA 20109



SALE PRICE **\$279,000**

OFFERING SUMMARY

Year Built: 1989
Building Size: 942 SF
Zoning: B-1
Market: Washington DC
Submarket: Route 29/I-66
 Corridor
Price / SF: \$296.18
Parcel ID: 7697-23-9825.03

PROPERTY OVERVIEW

This second-floor walk-up office condo offers 942 SF of well-designed workspace with a spacious floor plan, ample natural light, high ceilings and modern finishes. It features a reception area, 2 private offices, a conference room, an additional small office or file/copy room and a kitchenette, making it ideal for a variety of professional uses.

The owner is offering flexible financing with \$50,000 down, providing an excellent opportunity for businesses looking to establish or expand.

LOCATION OVERVIEW

Conveniently located in a thriving business district, this office condo offers easy access to major highways, including I-66 and Rt. 234/Sudley Rd.. Situated in an established office park, the area is surrounded by a mix of businesses, dining, and retail options, making it an ideal location for professionals. Ample parking and public transportation options enhance accessibility for employees and clients.

PRESENTED BY:

RYAN ARCHIBALD
COMMERCIAL AGENT
703.420.8267
ryan@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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OWNER FINANCING AVAILABLE!

NO BANK NEEDED!

Looking for a property with flexible financing? We are offering an owner-financing opportunity with fair and simple terms to help you secure your dream property without the hassle of traditional bank loans.

FINANCING DETAILS

- Down Payment - \$50,000
- Interest Rate - 6%
- Loan Term - 10 years
- Amortization - 15 years

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ADDITIONAL PHOTOS



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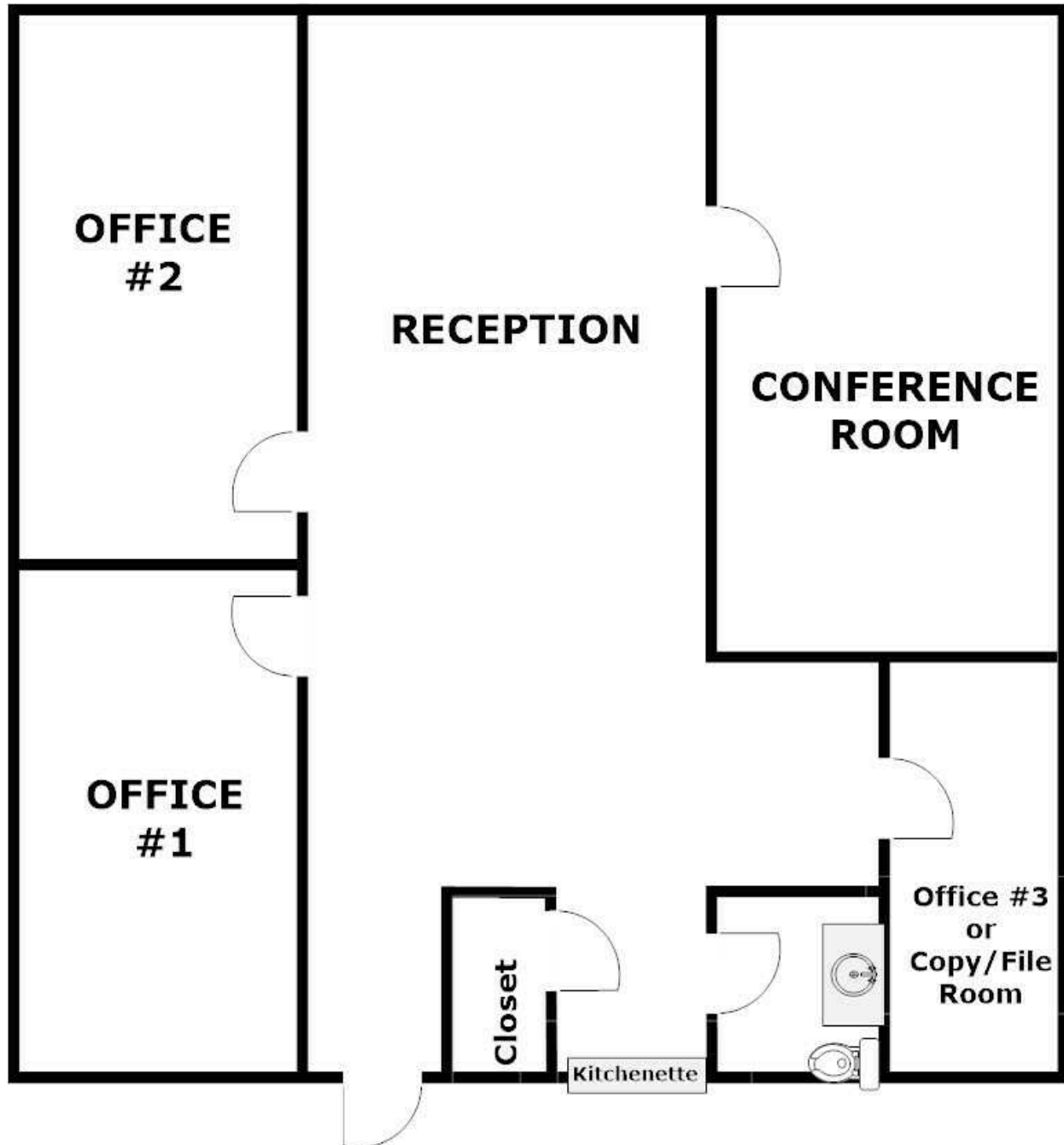
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FLOOR PLAN

*Illustrative floor plan only. Not to scale.



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WR **WEBER
RECTOR**
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LOCATION MAP



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