

EXCLUSIVELY LISTED BY VIRGINIA SMITH



## PRIME CORNER OFFICE CONDO FOR SALE

**2867 Duke St.  
Alexandria, VA 22314**

### INVESTMENT SUMMARY

Priced \$21,340 below tax assessment. Prime first floor corner office, ideal for medical or professional office. Located in close-in Alexandria City, under a mile to Eisenhower Ave. Metro station.

Built out with reception / waiting room, 2 offices, 2 exam rooms, kitchen, and half bath.

Conveys as-is.

Ample free and non-exclusive parking.

Being offered unencumbered by any lease for a user. Property will be delivered vacant.

### OFFERING SUMMARY

<b>Price</b>	\$350,000
<b>Gross Floor Area</b>	1,203 SF (on 1 level)
<b>Zoning</b>	C-L (commercial low zone) * code attached
<b>Year Built</b>	1985
<b>Parking</b>	Open unreserved parking
<b>2017 Condo Fee</b>	\$187.37/mo. (includes: CAM, parking, water/sewer, trash removal)
<b>2017 Taxes</b>	\$4,196

### LOCATION HIGHLIGHTS

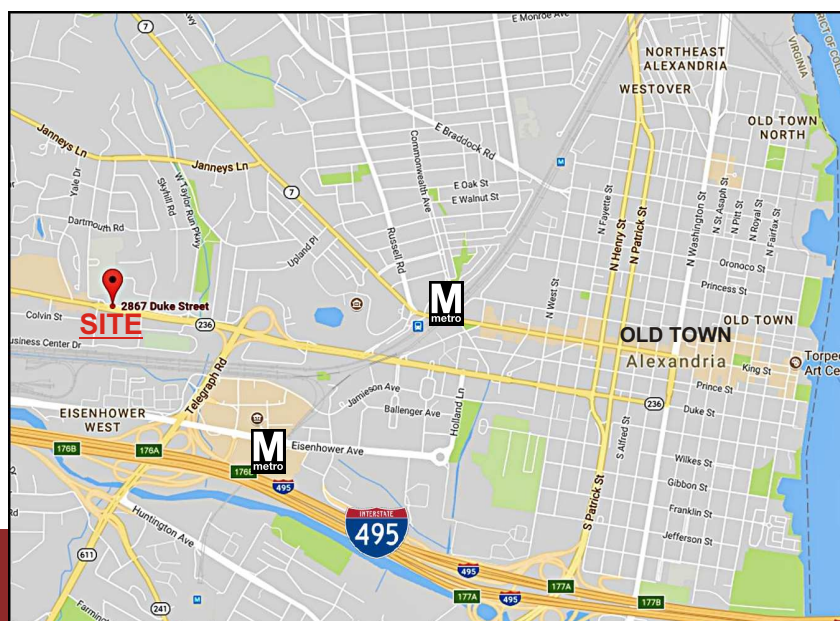
- 9 blocks to Eisenhower Ave. Metro station
- 1.1 mile to King Street Metro Station
- 2 miles to the heart of Old Town Alexandria
- 1.3 mile to US Patent & Trademark office
- 1 mile to Hoffman Town Center - shopping center
- 1.3 mile to US District Courthouse
- 5.3 miles to National Harbor
- 7 miles to Washington DC
- Easy access to I-495 (Beltway) at I-395

### VIRGINIA SEEKFORD SMITH

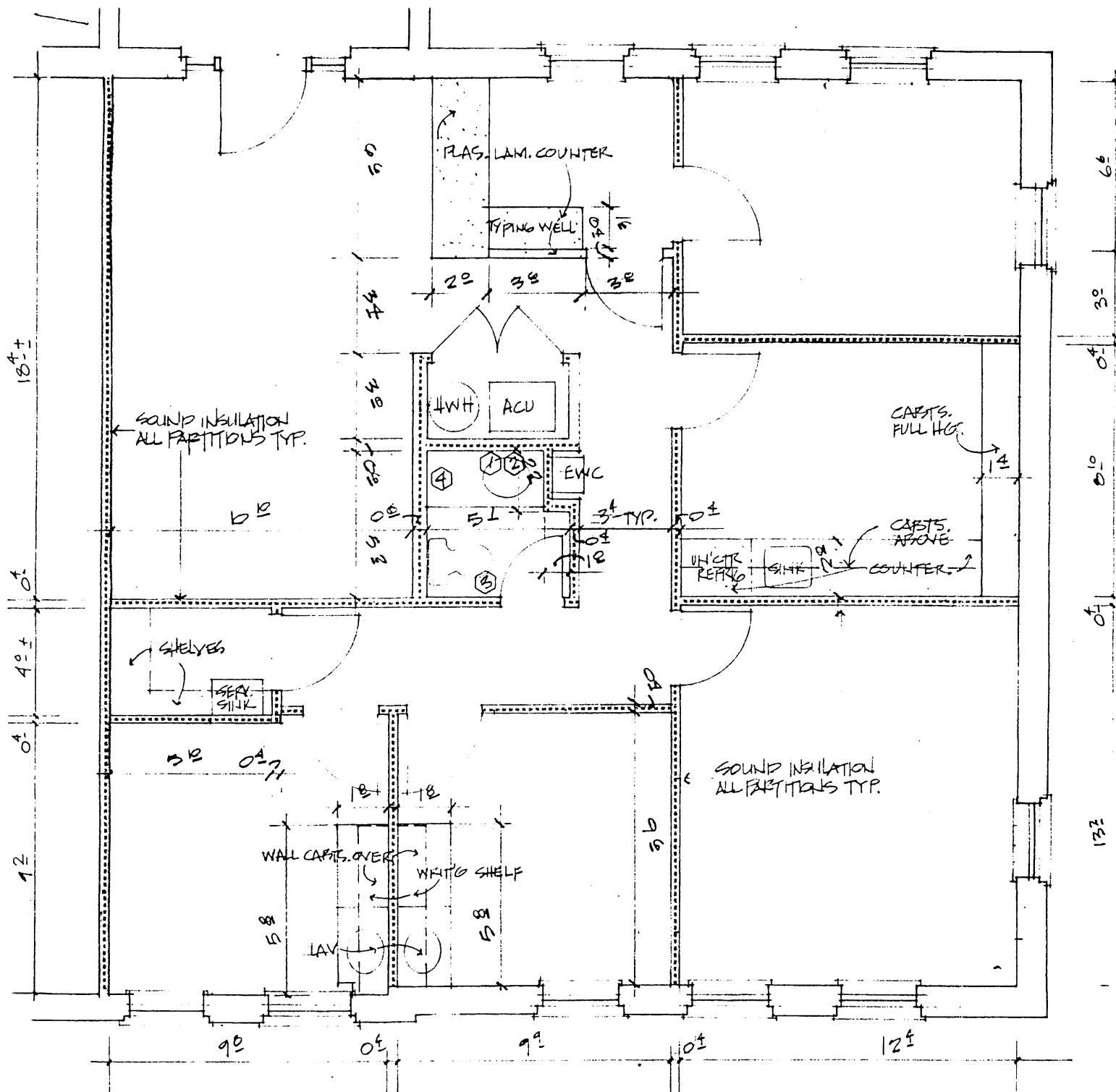
Licensed Broker in VA, DC & MD  
24 hr. Telephone: **703-836-1116**

**ARLINGTON REALTY, INC.**  
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Sec. 4-100 - CL/Commercial low zone.

4-101 - Purpose.

The CL zone is intended to provide for small scale retail and service uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed and designed so as to be in character with such development and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties.

4-102 - Permitted uses.

The following uses are permitted in the CL zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Day care center;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (J) Public school;
- (J.1) Restaurant located within a shopping center;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

4-102.1 - Administrative special uses.

The following uses may be allowed in the CL zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation if located in a shopping center;

- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Massage establishment;
- (C) Outdoor garden center;
- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking.

#### 4-103 - Special uses.

The following uses may be allowed in the CL zone pursuant to a special use permit:

- (A) Animal care facility with overnight accommodation, other than pursuant to section 4-102.1;
- (A.1) Bus shelter on private property;
- (B) Congregate housing facility;
- (C.1) Day labor agency;
- (D) Reserved;
- (E) Fraternal or private club;
- (F.1) Health and athletic club, other than pursuant to section 4-102.1(A.1);
- (F) Funeral home;
- (G) Home for the elderly;
- (H) Motor vehicle parking or storage for more than 20 vehicles;
- (I) Reserved;
- (J) Nursing or convalescent home or hospice;
- (J.1) Outdoor food and crafts market, other than pursuant to section 4-102.1;
- (J.2) Outdoor garden center, other than pursuant to section 4-102.1;
- (K) Private school, academic, with more than 20 students on the premises at any one time;
- (L) Public building;
- (M) Restaurant, other than pursuant to section 4-102(J.1) or 4-102.1;
- (M.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (N) Rooming house;
- (O) Social service use.

#### 4-104 - Prohibited uses.

Any use which is not a permitted, special or accessory use pursuant to this section 4-100 is prohibited.

#### 4-105 - Area regulations.

(A) *Nonresidential.* For nonresidential uses there are no lot size or frontage requirements.

(B) *Residential.*

(1) *Lot size.* Each single-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for each townhouse dwelling unit 1,980 square feet.

(2) *Frontage.* When measured at both the front lot line and the front building line, each single-family dwelling, two-family duplex dwelling and multifamily dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of 37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

(C) *Mixed use.* When a development includes both residential and nonresidential uses, the residential lot size and frontage regulations shall apply to the residential component of the development.

#### 4-106 - Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Yards.* Each single-family, two-family and townhouse dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.

(b) *Open space.* Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(3) *Mixed use.* When a development includes both residential and nonresidential uses, the residential yard and open space regulations shall be applicable to the residential component of the development.

(B) *Floor area ratio.*

(1) *Nonresidential.* For lots of 5,500 square feet or less, the maximum permitted floor area ratio for nonresidential uses is .75. For lots larger than 5,500 square feet, the maximum permitted floor area ratio is .5 except that the floor area ratio may be increased to an amount not to exceed .75 with a special use permit.

(2) *Residential.* The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of 27 units for each acre for multifamily or 22 units for each acre for townhouse development.

- (C) *Height.* The maximum permitted height of a building is 35 feet except that the height may be increased with a special use permit, provided:
- (1) The gross height may not exceed 45 feet; and
  - (2) The roof shall be sloped with the ridge line of the roof running parallel to the street.

4-107 - Use limitations.

- (A) All operations shall be conducted within a completely enclosed building except that a temporary use permit for occasional outdoor sales or seasonal sales or display in conjunction with and on the same lot as an existing permitted use may be granted by the director, which permit shall indicate the location, size, duration and purpose of the accessory outdoor use and, if the use is seasonal, whether the permit shall continue on an annual basis.
- (B) No more than one vehicle limited to one car or light truck shall be used on the premises as part of the operation of any business except that additional vehicles may be permitted with a special use permit.
- (C) Appliance sales, repair and rental shall be limited to small appliances only, such as televisions, radios, lawnmowers, kitchen counter and small electronic appliances and like items which do not exceed one horsepower in size.
- (D) Manufacturing, processing and assembly uses are prohibited except for the fabrication of art and craft objects, food and beverage production, printing, woodworking, eyeglass lenses and other similar uses when conducted solely to produce items for retail sale on the premises.
- (E) No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.
- (F) Parking for commercial uses may be located on a lot other than the one on which the commercial use is located if the other lot is zoned for commercial uses and is located within 500 feet of the use served.
- (G) A day care center, commercial school or massage establishment shall obtain all required state, federal and local licenses and certificates prior to opening its place of business.
- (H) A day care center shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic.

4-108 - Accessory apartments.

One or two apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such apartment shall provide the parking required for a multifamily dwelling unit of equivalent size.

(Ord. No. 3612, § 1, 1-23-93; Ord. No. 3629, §§ 1—4, 5-15-93; Ord. No. 3753, § 1, 9-27-94; Ord. No. 3841, § 2, 1-20-96; Ord. No. 3893, § 1, 11-16-96; Ord. No. 3912, §§ 3, 4, 1-25-97; Ord. No. 4049, §§ 3, 5, 5-15-99; Ord. No. 4280, §§ 1, 4, 11-16-02; Ord. No. 4573, § 1, 12-13-08; Ord. No. 4677, § 3, 6-22-10; Ord. No. 5035, § 1, 6-28-16)