

FOR SALE

MULTI-UNIT OFFICE BUILDING

9379 FORESTWOOD LN. MANASSAS, VA 20110



SALE PRICE **\$1,448,160**

OFFERING SUMMARY

Building Size: 6,896 SF
Available Space: 4,752
Zoning: B-1
Market: Washington DC
Submarket: Manassas
Price / SF: \$210.00
Parcel ID: 112-01-00-11D

PROPERTY OVERVIEW

Multi-tenant freestanding office/medical building for sale. Approximately 6,896 SF property features three units ranging from 1,464 SF to 3,288 SF. One unit is currently leased through January 2021 with two 5 year options to extend. Ideal for investor or owner/occupant. B-1 Zoning allows for many uses including office, medical, retail, business/trade school, financial institution & more! Abundant parking (24+ spaces).

This property is in a Qualified Opportunity Zone!

LOCATION OVERVIEW

Located at the corner of Sudley Rd. & Forestwood Ln. in established office park. Visibility on Sudley Rd. with 28,000 VPD. Less than three quarters of a mile from Novant UVA Prince William Medical Center and just 1.5 miles from the PWC Courthouse. Less than 2 miles to Old Town Manassas shops & restaurants!

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@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

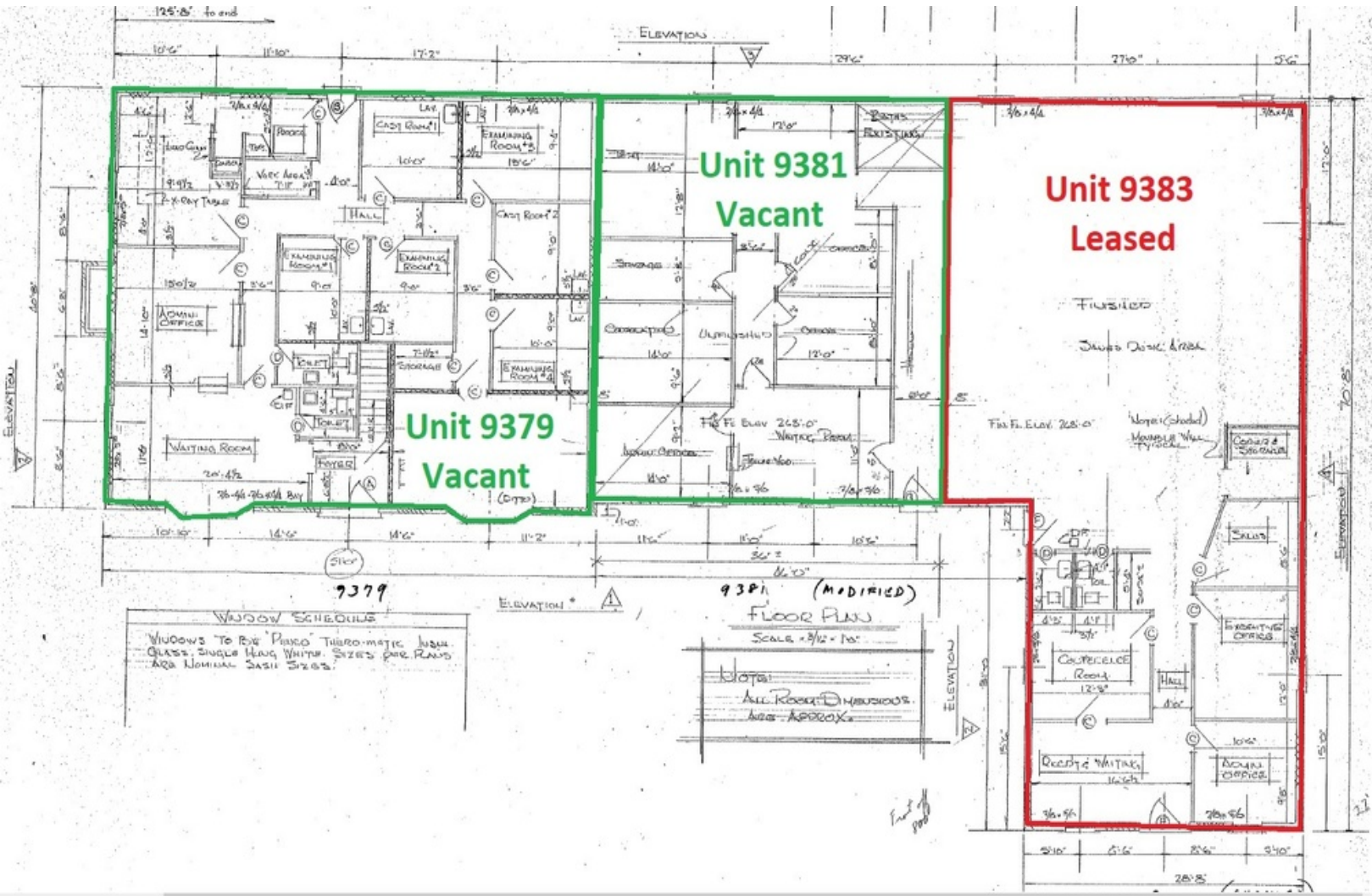
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LAYOUT



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/ YR	COMMENTS
Labor Ready	9383	2,144	12/01/ 2015	1/31/21	\$2,850	\$34,200	31.09	\$15.95	Two 5 Year Options
Vacant	9381	1,464			\$0	\$0	21.23	\$0.00	
Vacant	9379	3,288			\$0	\$0	47.68	\$0.00	
Totals/ Averages		6,896							

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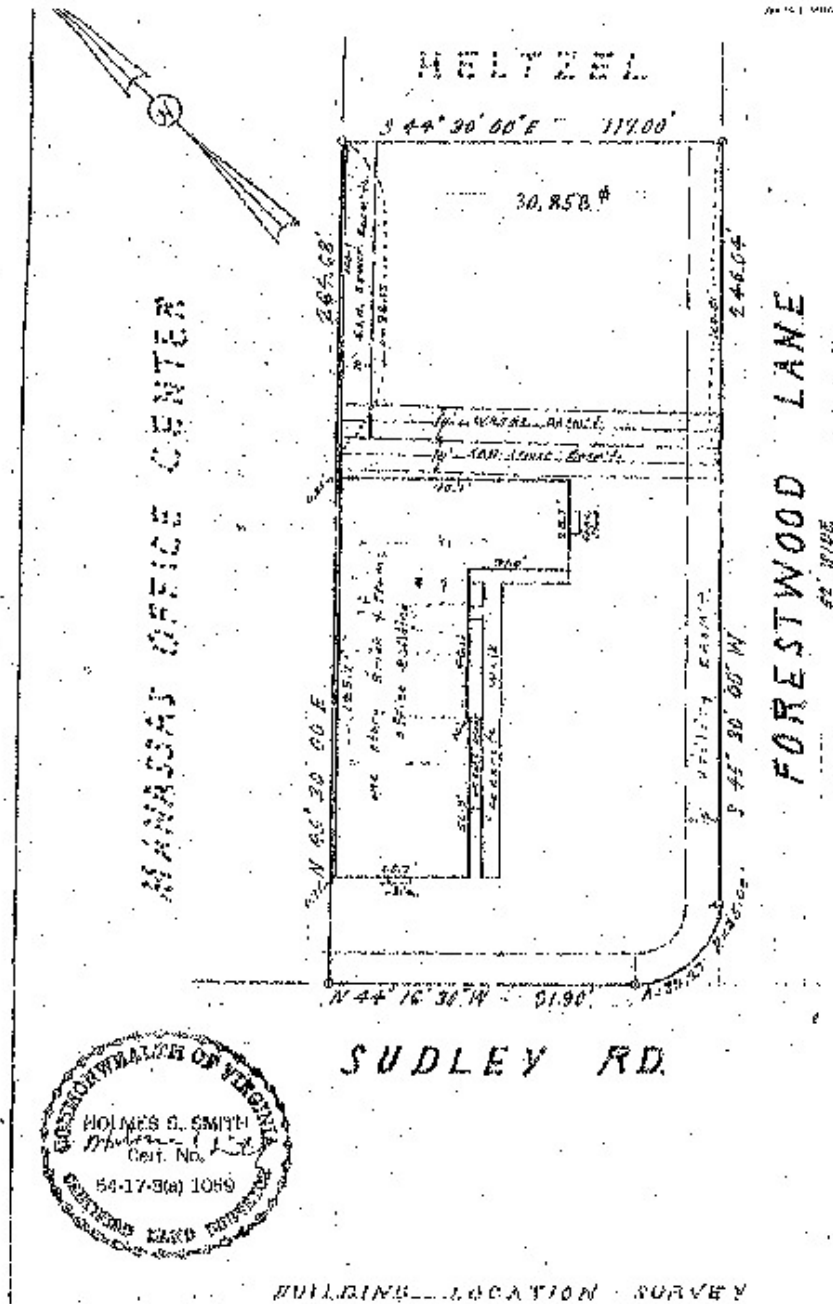
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SURVEY



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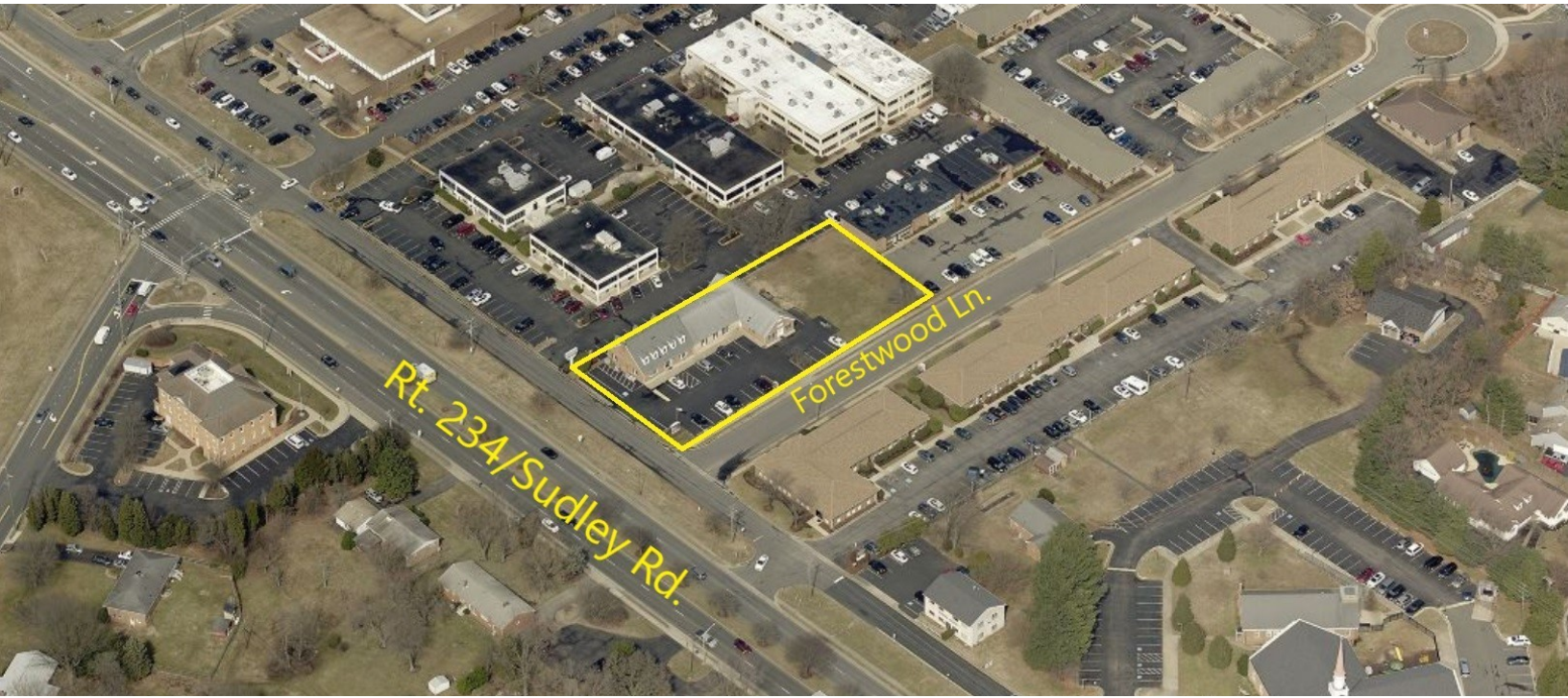
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LOCATION MAPS



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ZONING INFORMATION

By Right Uses: B-1 City of Manassas		Special Uses: B-1 City of Manassas
Assembly, Place of (less than 50 persons)	Broadcasting or Telecommunication Tower, Administrative Review	Assembly, Place of (50 or more persons)
Business or Trade School (less than 50 persons)	Business or Trade School (50 or more persons)	Broadcasting or Telecommunication Tower
Public Facility	Public Utility	Cemetery
Business Support Service	Financial Institution	Child Care Center
Office, General	Office, Medical	Day Care Center, Adult
Parking Structure, Multilevel	Personal Improvement Service	Educational Facility, College or University
Professional Personal Service	Retail Sales	Educational Facility, Primary or Secondary
Specialty Food Shop	Laboratory	Hospital
Research and Development	Accessory Uses	Medical Care Facility
Temporary Use (Outdoor Events)	Temporary Use (Outdoor Sales)	Crematory

[Click here for the full City of Manassas Zoning Ordinance](#)

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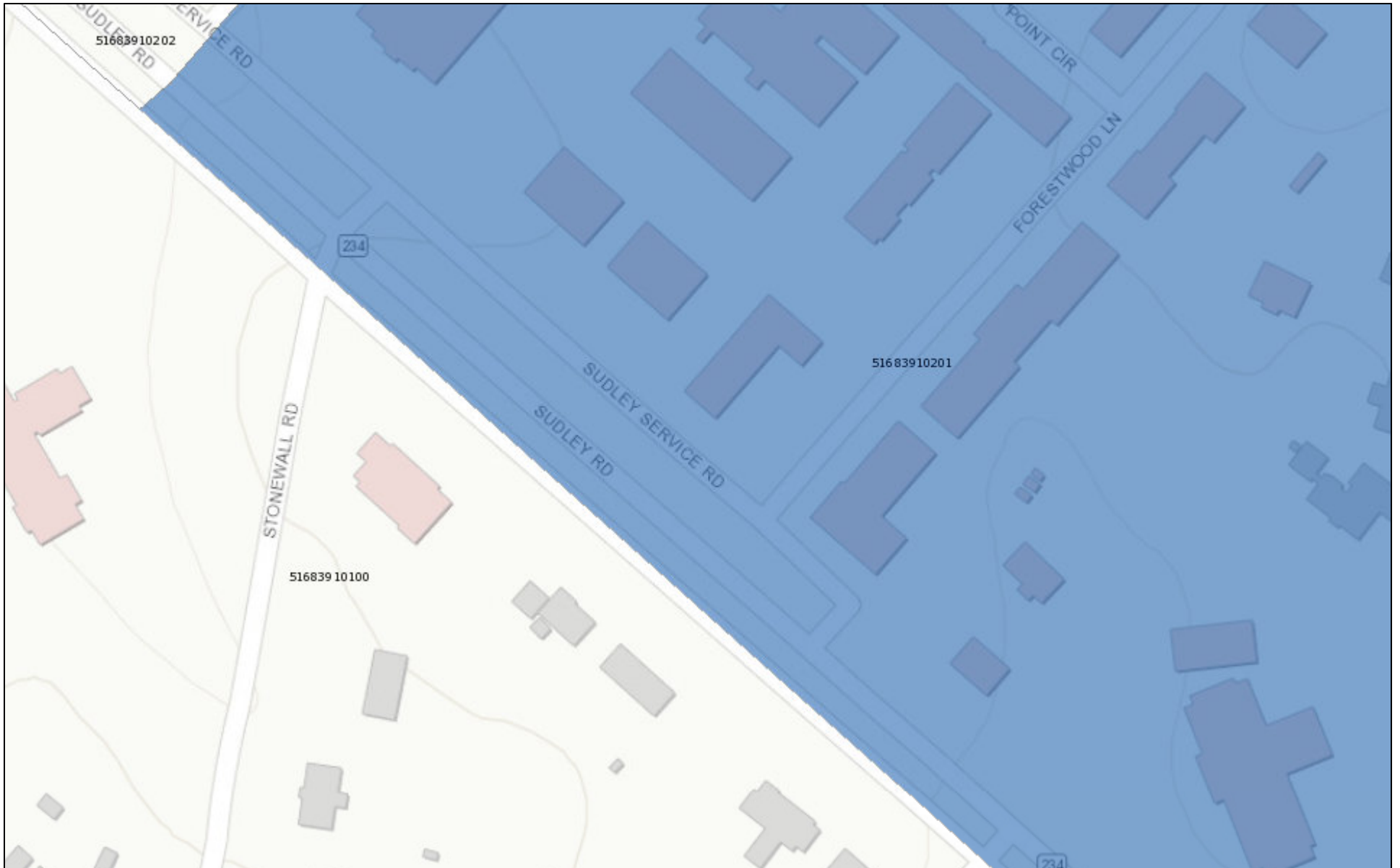


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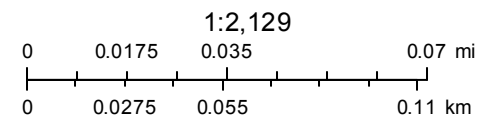
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Designated Opportunity Zone Tracts

-  Opportunity Zone Tracts
-  Census Tracts
-  State Census Boundaries



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri