

**FOR SALE**

# INVESTMENT PROPERTY

8669 PHOENIX DR. MANASSAS, VA 20110



**SALE PRICE**      **\$1,200,000**

## OFFERING SUMMARY

Cap Rate:            8.0%  
NOI:                    \$96,000  
Lease Type:          NNN  
Building Size:        7,890 SF  
Zoning:                I-1  
Market:                Washington DC  
Submarket:          Manassas  
Price / SF:            \$152.09  
Parcel ID:            111-22-00-5

## PROPERTY OVERVIEW

**PRICE REDUCED!** Great investment opportunity! Approximately 7,980 SF dental lab. 1.04 acre lot with 69 parking spaces. Currently leased through 11/30/2022 (flat rate, true NNN lease) with a 5 year option to renew (at a 12.5% rental escalation). Current Net Operating Income of \$96,000 with a Cap Rate of 8.0%!

Room for expansion or additional building in rear of site!

## LOCATION OVERVIEW

Excellent location less than one tenth of a mile off Rt. 28/Centreville Rd. Easy access to I-66. Approximately 1.5 miles from Old Town Manassas.

### 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

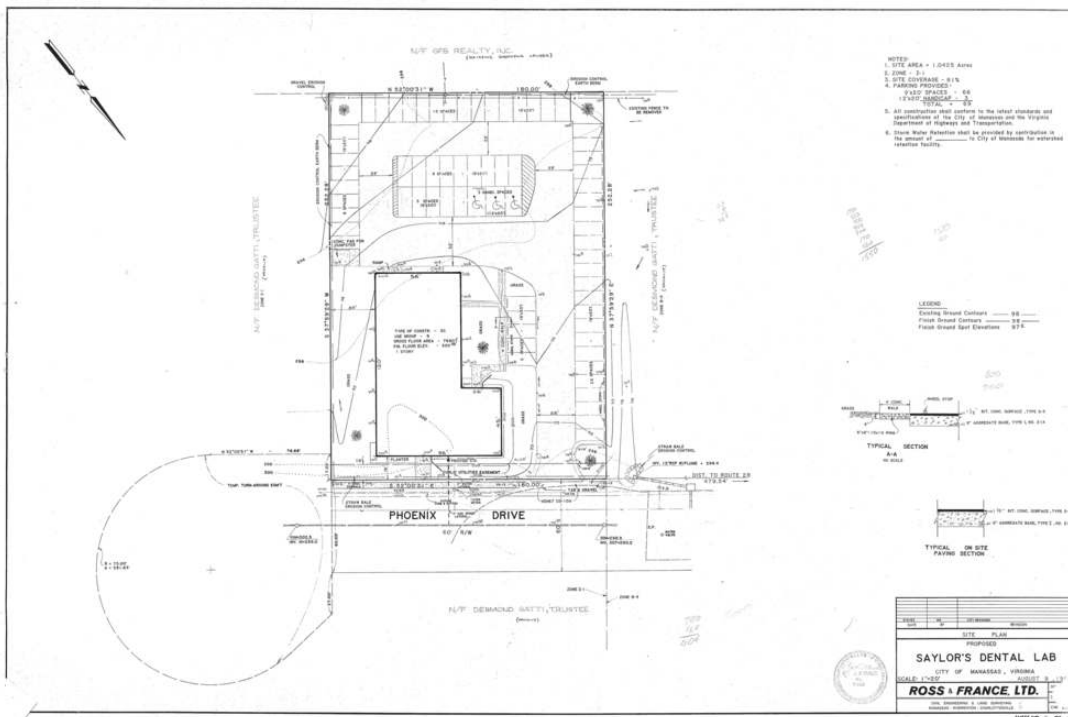
[www.Weber-Rector.com](http://www.Weber-Rector.com)

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ADDITIONAL PHOTOS



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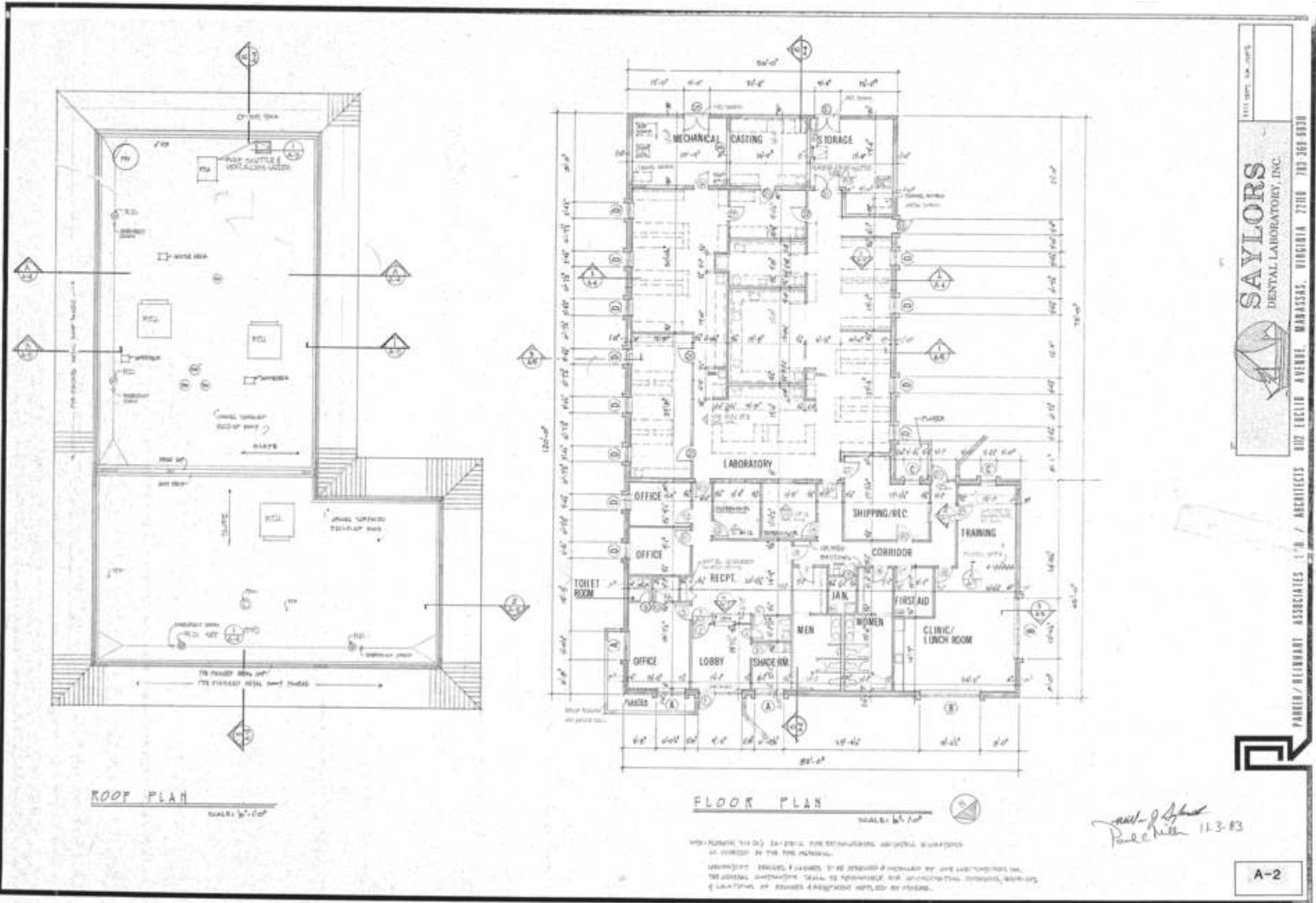


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## FLOOR PLANS



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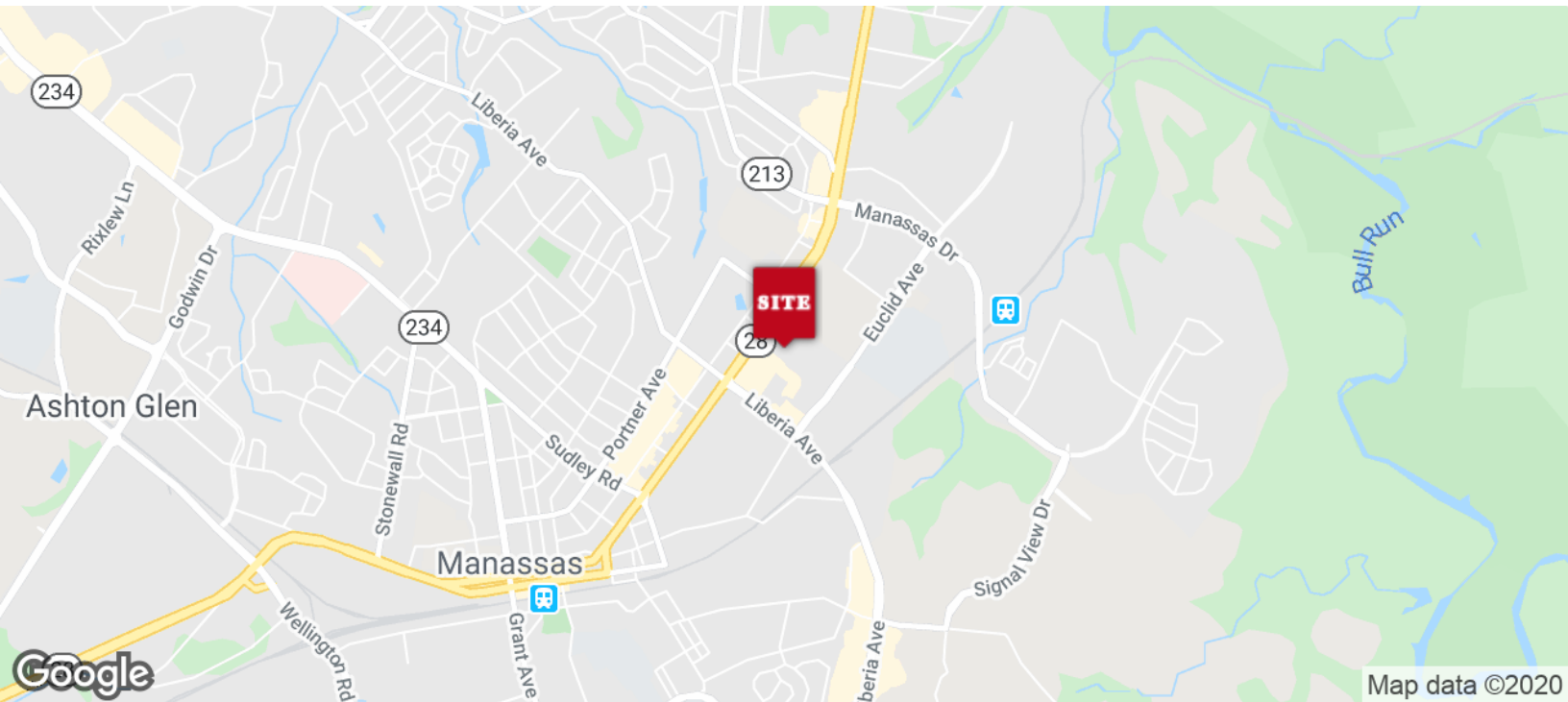
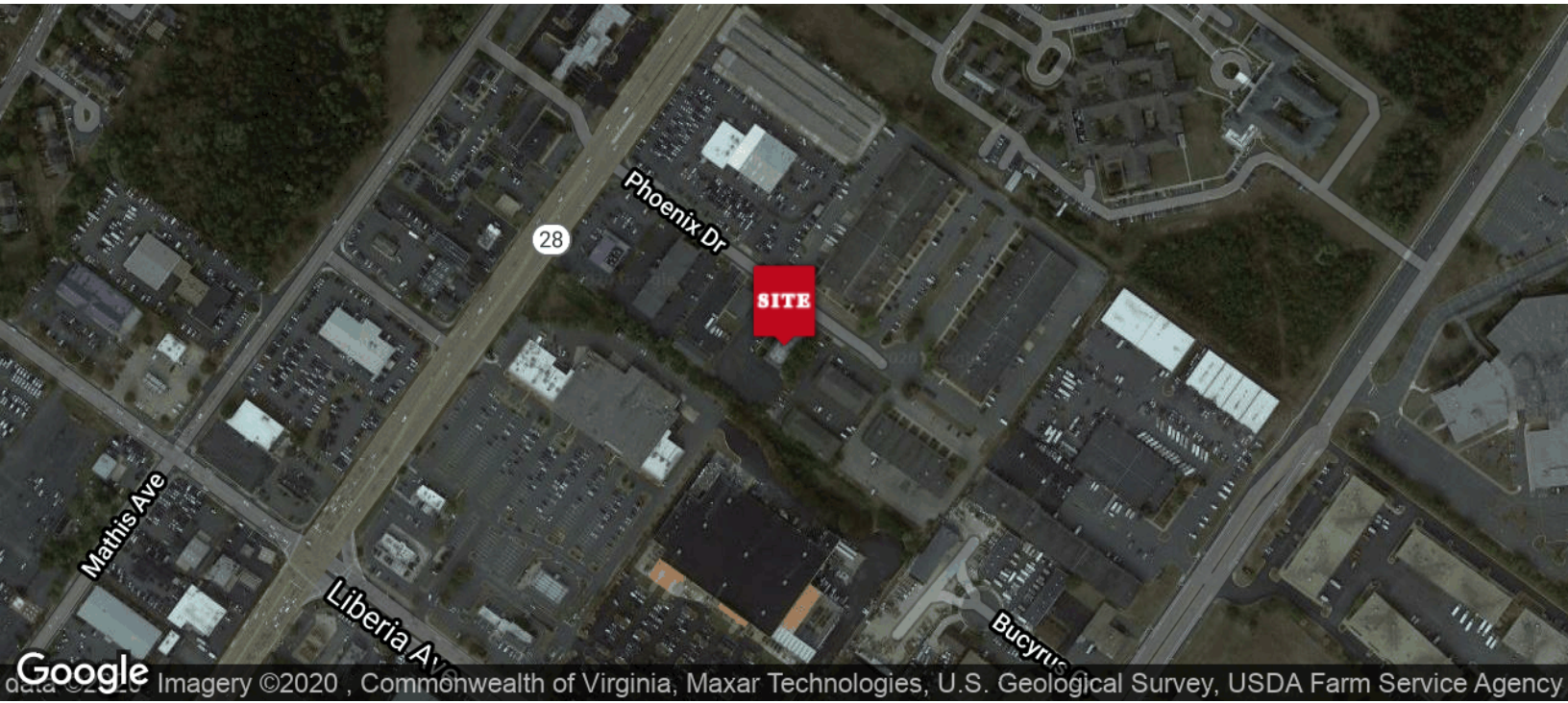
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## LOCATION MAPS



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