

SALE

44121 HARRY BYRD SUITE 175

44121 HARRY BYRD SUITE 175 ASHBURN, VA 20147



Sale Price

\$850,000

OFFERING SUMMARY

Building Size:	1,361 SF
Available SF:	
Number of Units:	1
Price / SF:	\$624.54
Cap Rate:	5.3%
NOI:	\$45,000
Zoning:	Commercial Industrial

PROPERTY OVERVIEW

Medical office condo with 9 exam rooms, kitchen and a lobby. Minutes away from Inova Loudoun Hospital.

Great visibility and easy access from busy Harry Byrd Hwy with 93,000 Vehicle/day traffic. Within 10 min drive time radius, 112,000 population with \$138000 median household income and \$570,000 median net worth.

Currently, it is occupied by the owner, a locally very well known award-winning Ophthalmologist for the last 12 years. The owner will lease the property back from the buyer for \$3750/mo NNN for 7 years and another 3-year option to renew with a 2% escalation.

Deniz Senyurt
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