

OFFICE BUILDING FOR SALE

332 COMMERCE ST.

OLD TOWN, ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Sale Price:	\$550,000
Building Size:	1,048 SF
Year Built:	1946
Zoning:	CD

PROPERTY OVERVIEW

Office Townhouse centrally located in Old Town Alexandria, walking distance to Metro and just steps from Duke Street corridor. Features hard wood floors, a working fireplace, and other historic details that make this property unique. Currently set up to lease up to two tenants, buyer may decide whether or not to renew current leases.

PROPERTY HIGHLIGHTS

- Two Story Brick Townhouse with historic details
- Property currently leased by 2 month-to-month tenants, buyer decides on lease renewal options
- Five blocks to King Street Metro and VRE Station, multiple DASH and Metro bus stops within walking distance, three blocks to a Capital Bikeshare station
- Steps to Duke Street, walkable amenities include multiple food options, Whole Foods, multiple hotels, UPS, CVS
- Street parking only

Presented by:

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OFFERING SUMMARY

Property Type:	Office Building
Building Size:	1,048 SF
Price/ SF	\$525/SF
Ownership:	Fee Simple
Zoning:	CD (Commercial Downtown)
Parking:	Street Only
Number of Floors:	2
Basic Layout:	Office Intensive
Year Built:	1946
Construction Type:	Masonry
Year Renovated:	2017 (new hardwood floors and drywall)
Roof:	Rubber Membrane, installed 2006
Plumbing:	Water heater replaced in 2017
HVAC:	Rooftop Combination Unit; gas heat, electric AC, installed 2003
Fire Safety:	Smoke detector
Egress:	2 Egress points
RE Tax:	\$6300 (incl. sewage and refuse)



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332 Commerce Street Ownership Cost Proforma

Expense	Monthly	Annual
Real Estate Tax	\$525.00	\$6,300.00
Insurance	\$83.33	\$1,000.00
Electric	\$32.25	\$387.00
Gas	\$34.42	\$413.00
Alexandria Renew/Sewer	\$12.08	\$145.00
Water	\$17.67	\$212.00
Internet	\$86.58	\$1,039.00
Totals	\$791.33	\$9,496.00

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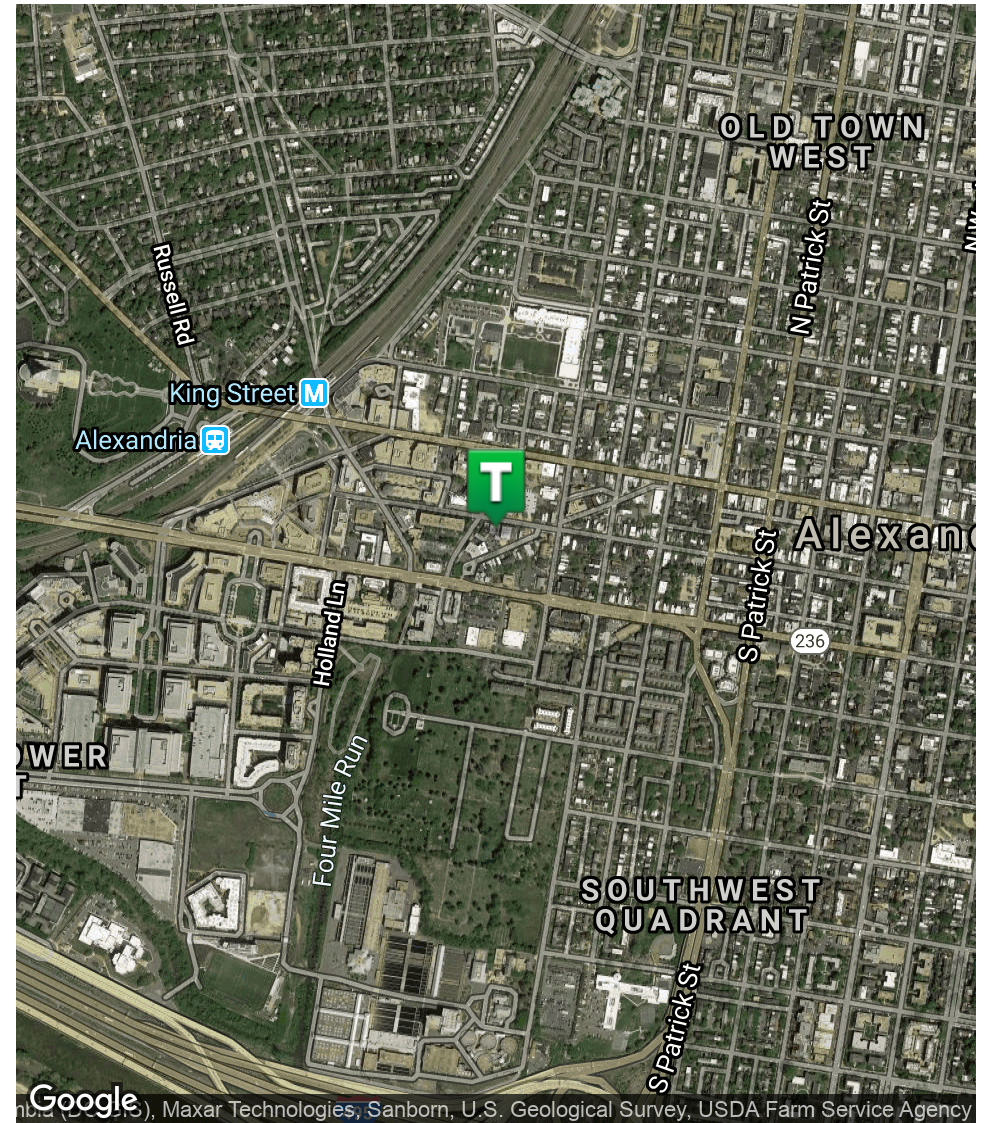
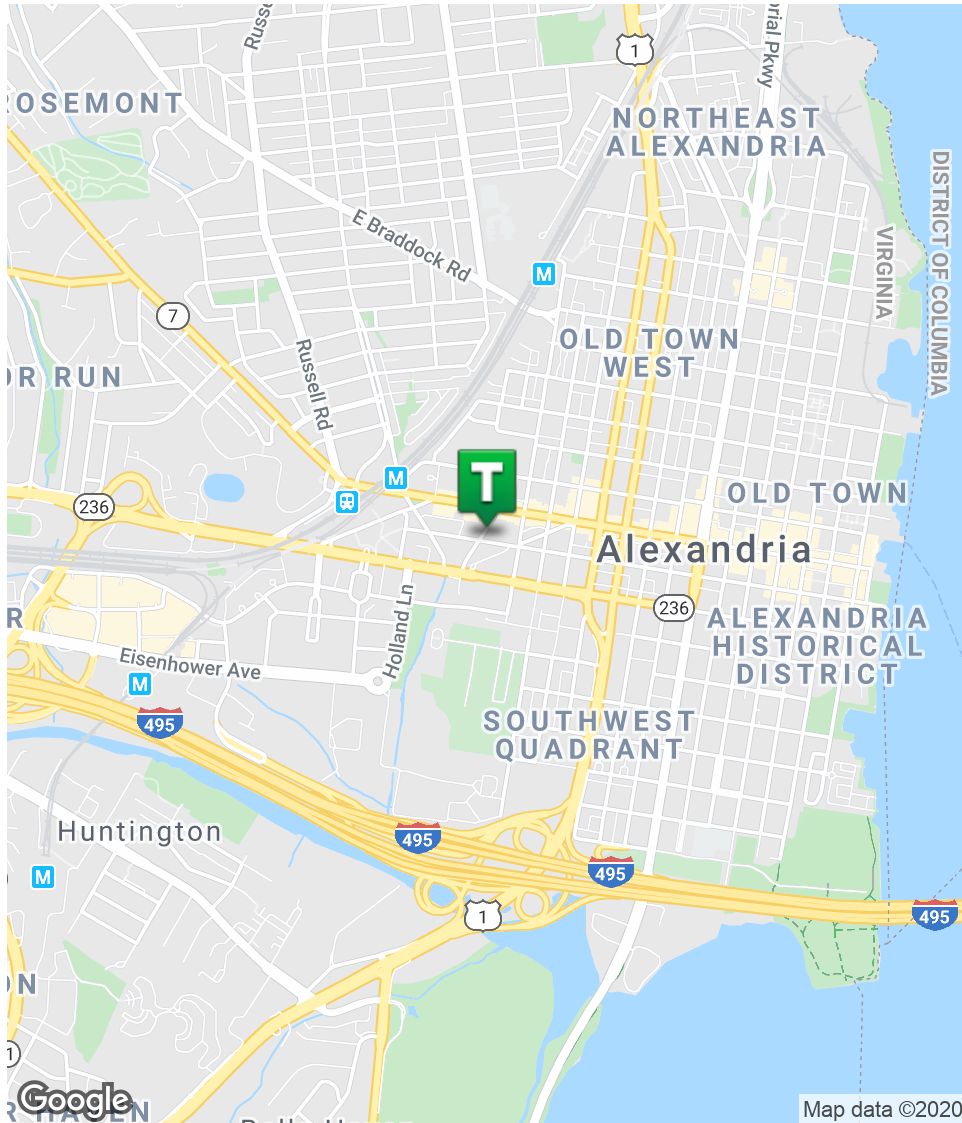
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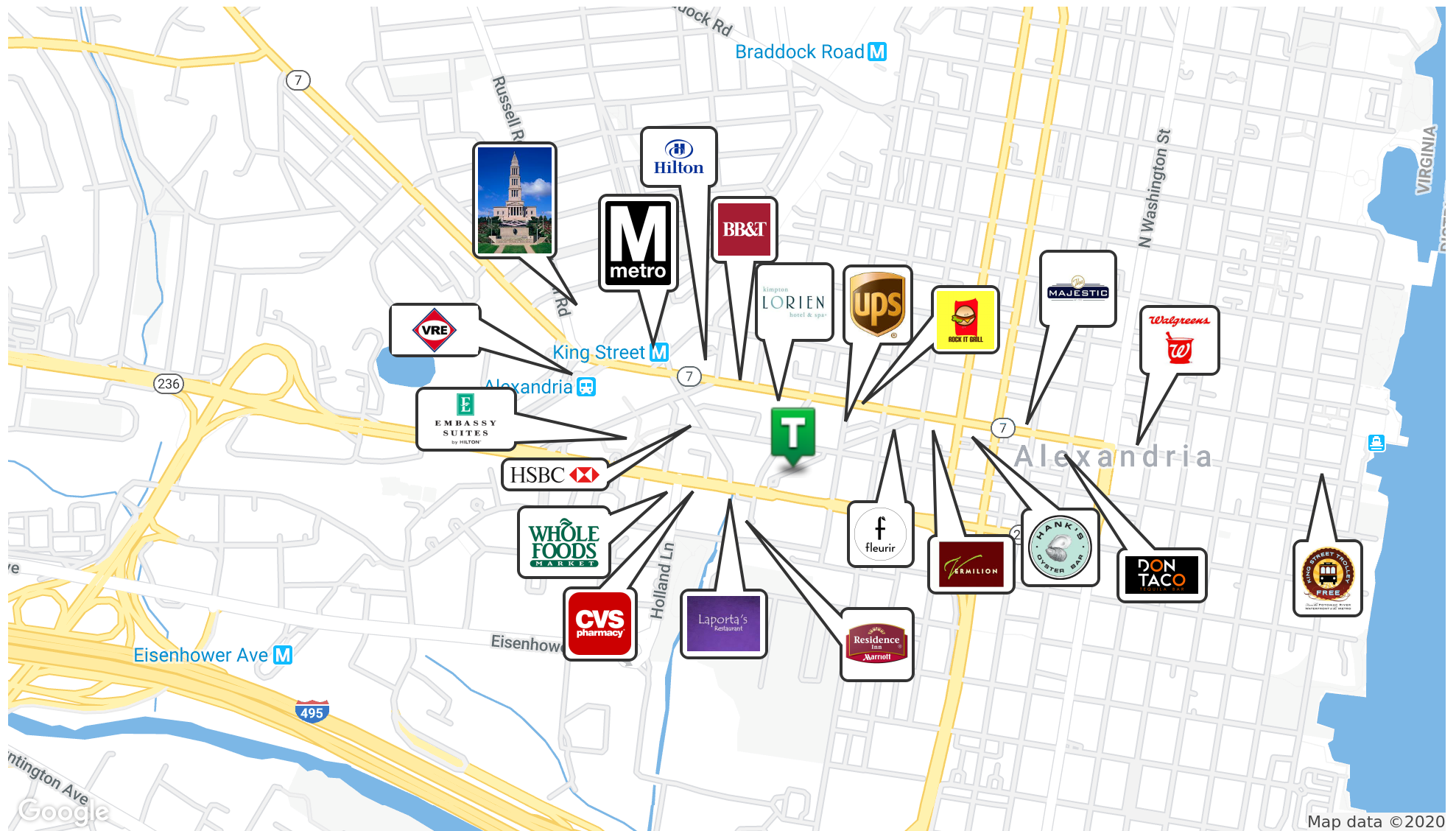
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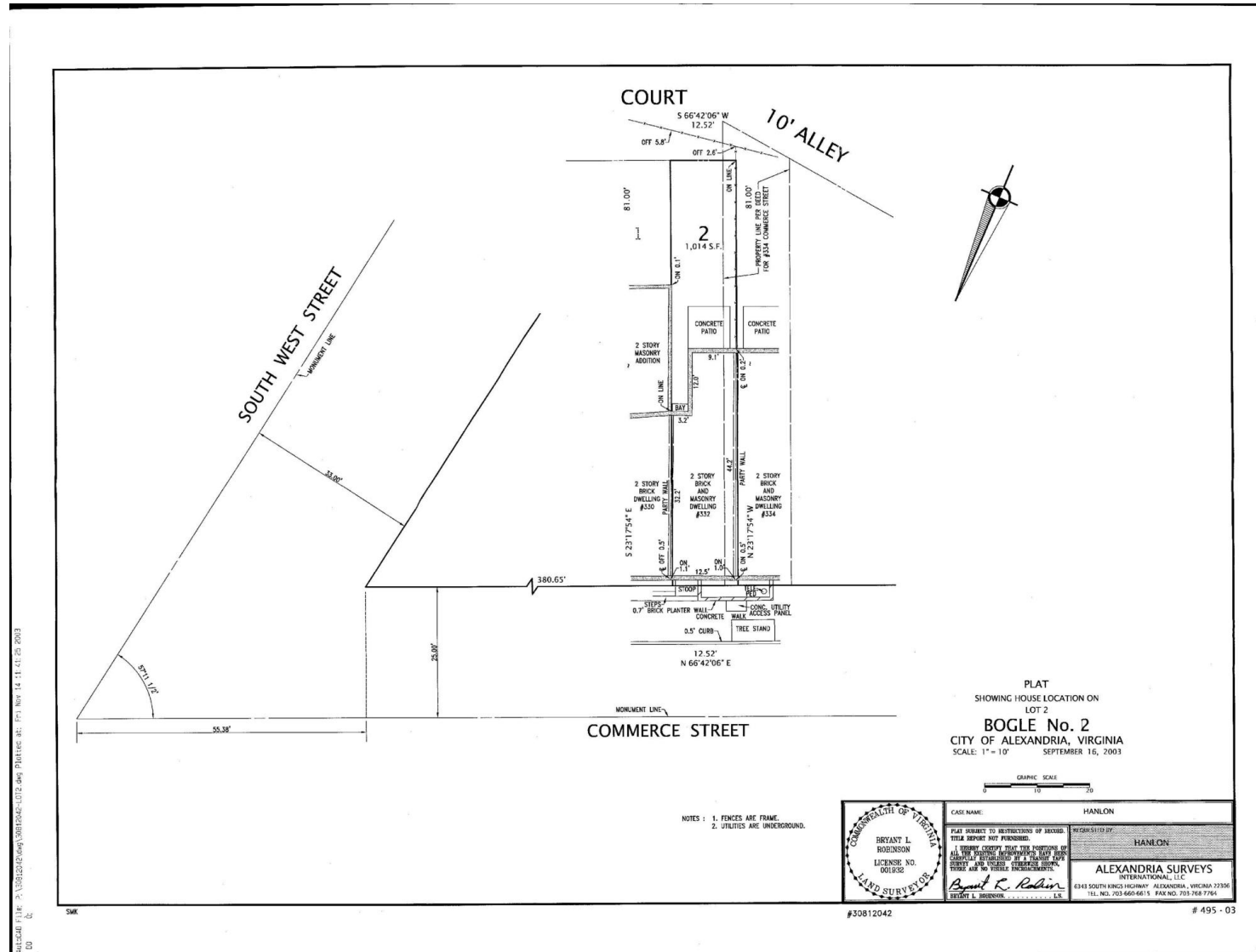
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