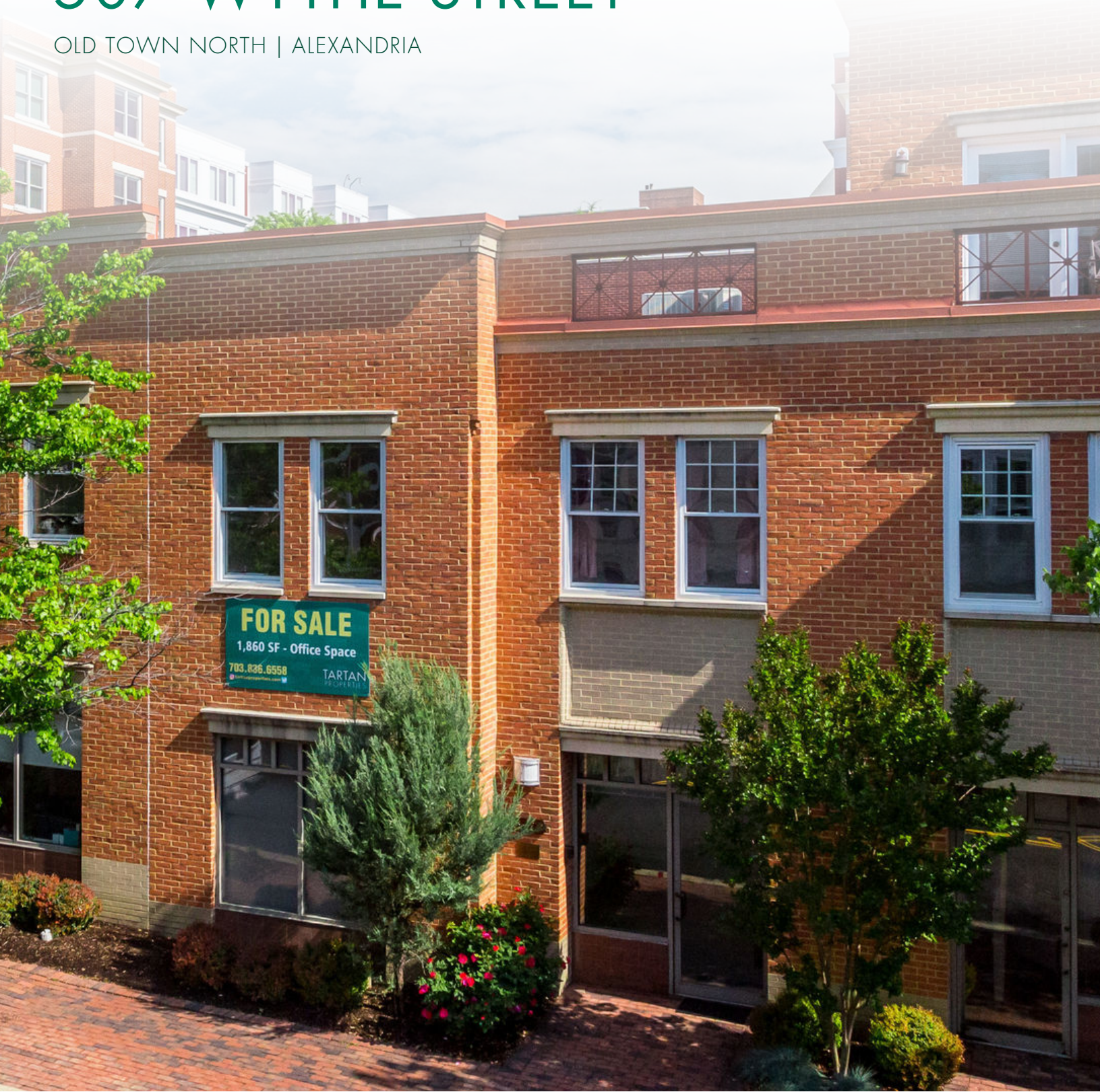


OFFICE CONDO FOR SALE

507 WYTHE STREET

OLD TOWN NORTH | ALEXANDRIA



Presented by:

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TARTAN
PROPERTIES

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$710,000
Price/ SF:	\$381.72
Year Built:	1992
Building Size:	1,860 SF
Parking:	2 reserved spots directly outside rear of unit
Zoning:	CD (Commercial Downtown)

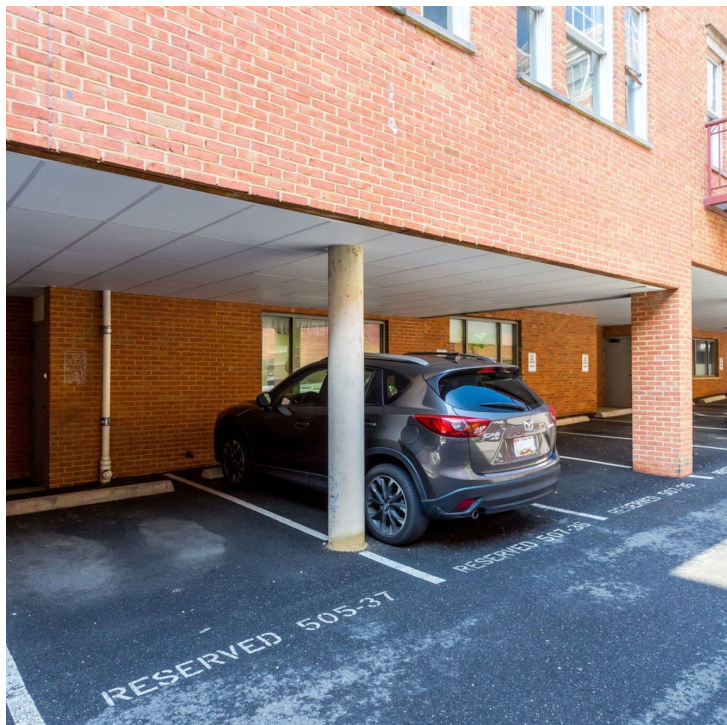
PROPERTY OVERVIEW

Modern office condo for sale in the rapidly developing Old Town North neighborhood. The Riverport Condominiums enjoy walkable amenities including Harris Teeter, Trader Joe's, Starbucks, two hotels and the new Edens development anchored by West Elm and Oak Steakhouse. Easy access to the shopping and dining of lower King Street. The property is only a few stoplights from National Airport, the 14th Street Bridge, and Capitol Hill.

LOCATION OVERVIEW

Two blocks east of Washington Street in Old Town North, Alexandria

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Office condo includes reception area, 5 offices, conference room, kitchenette, and 2 restrooms (1 ADA) spread over two floors
- Custom built bookshelves, working counter and storage in reception area, upstairs work room, and two offices
- Door in back opens directly to 2 covered, reserved parking spaces which convey
- Full sprinkler system throughout the unit
- Building signage allowed
- Walking distance to Braddock Metro; Dash bus to Braddock Metro and King Street Metro
- Multiple Capital Bikeshare stations as close as one block away
- Local amenities include FedEx/Kinkos, The Italian Place, Sunday in Saigon, Zento Japanese, Trader Joe's, Harris Teeter, Sheraton Suites, US post office, gas stations and banks
- Local fitness opportunities include Sport & Health, Crossfit Oldtown, 532Yoga, FitOne, Rowhouse (indoor rowing studio)
- Three blocks to the Oronoco Bay Park on the Potomac River and the Mount Vernon Bike Trail
- Real Estate taxes (2018) = \$6,408
- Condo fee = \$364.30/month (includes exterior maintenance, landscaping, parking lot upkeep and roof repairs)

PROPERTY DETAILS

NEIGHBORHOOD:	Old Town North
PROPERTY ADDRESS:	507 Wythe Street, Alexandria, VA 22314
CROSS STREET:	N. Pitt Street
PROPERTY TYPE:	Office
TAX MAP #:	054.04-0B-0C
BUILDING SIZE:	1,860 SF
PRICE / SF:	\$381.72
YEAR BUILT:	1992
BUILDING CLASS:	B
ZONING:	CD (Commercial Downtown)
OWNERSHIP:	Condo
AVAILABILITY:	January 1, 2020, for new owner-occupant. Sale-leaseback opportunity for period prior to 1/1/20
NUMBER OF STORIES:	2
BASIC LAYOUT:	Conventional office buildout with 5 private offices
CONSTRUCTION:	Brick
PARKING SPACES:	2 covered reserved spaces in private lot
ROOF:	EPDM (2014; material warranty until 2029)
HVAC:	Electric split system. 1 unit; 1 thermostat.
FIRE AND LIFE SAFETY:	Sprinkler system; emergency lighting and exit signs
PARKING LOT:	Repaved (2014); ceiling installed (2018); and lighting upgraded (2019)
RESTROOMS:	1 ADA on 1st floor; 1 on 2nd floor
EGRESS:	2 doors on 1st floor
REAL ESTATE TAX:	\$6,408 (2019)
UTILITIES:	Only utility paid by owner is electric (approx \$1600 annually)

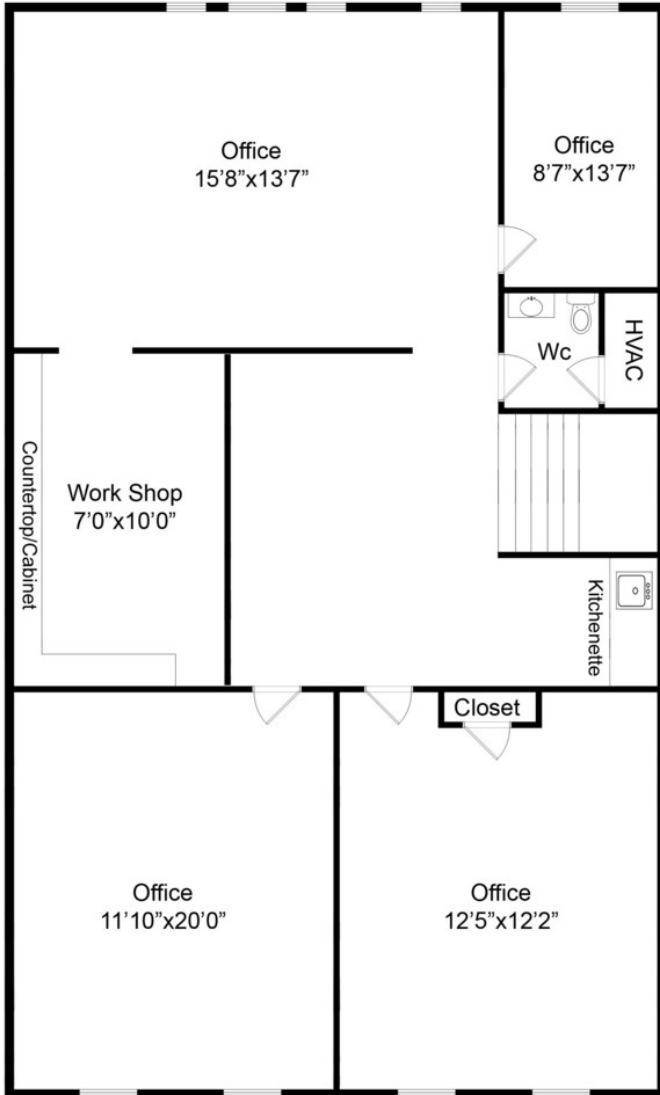
PHOTOS



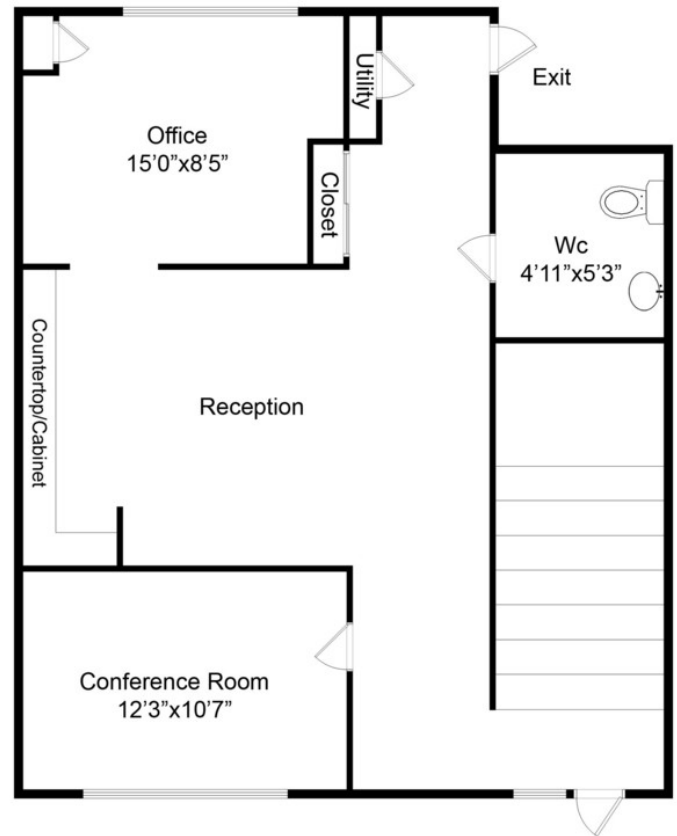
ADDITIONAL PHOTOS



FLOOR PLANS

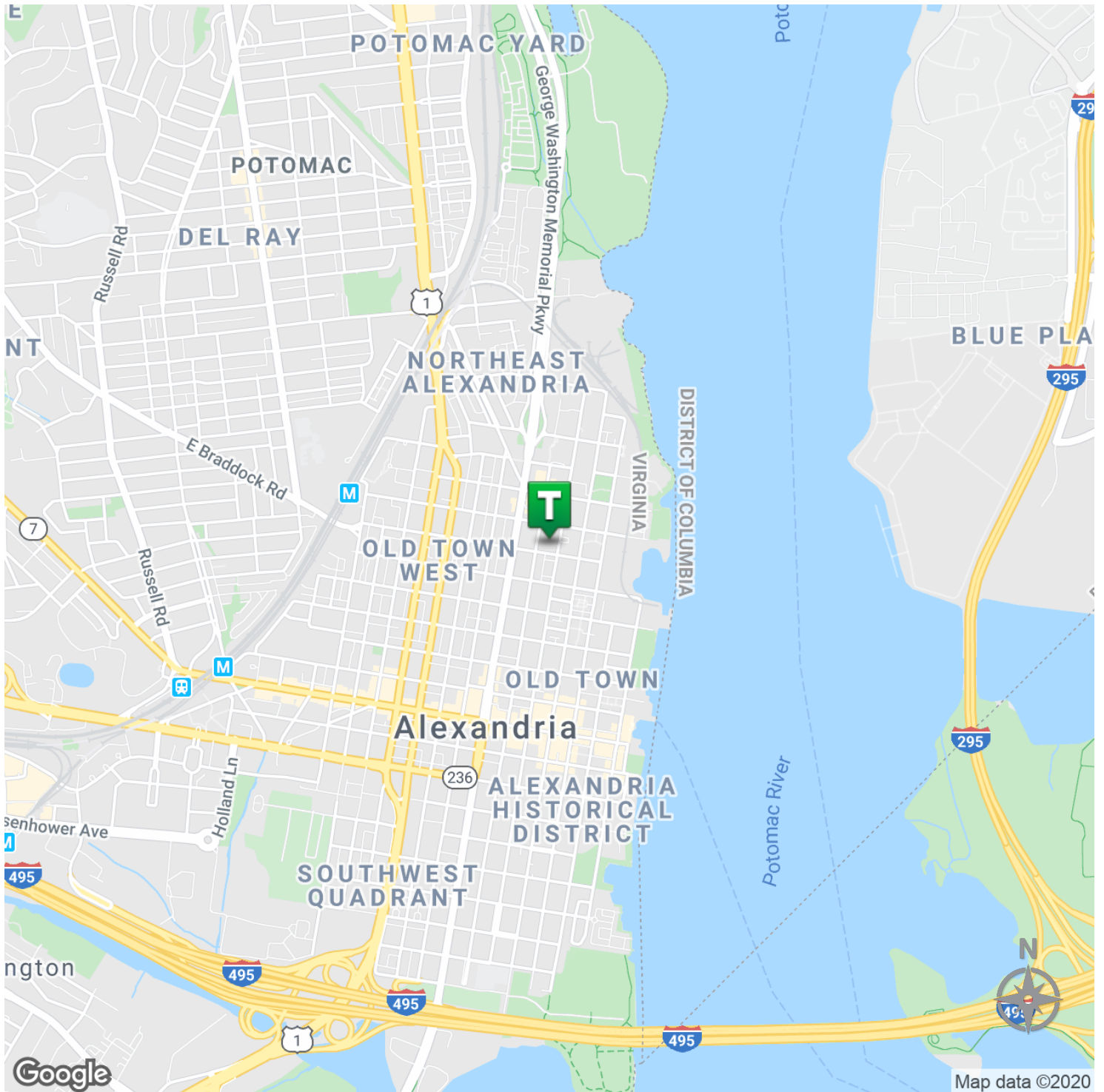


SECOND FLOOR PLAN

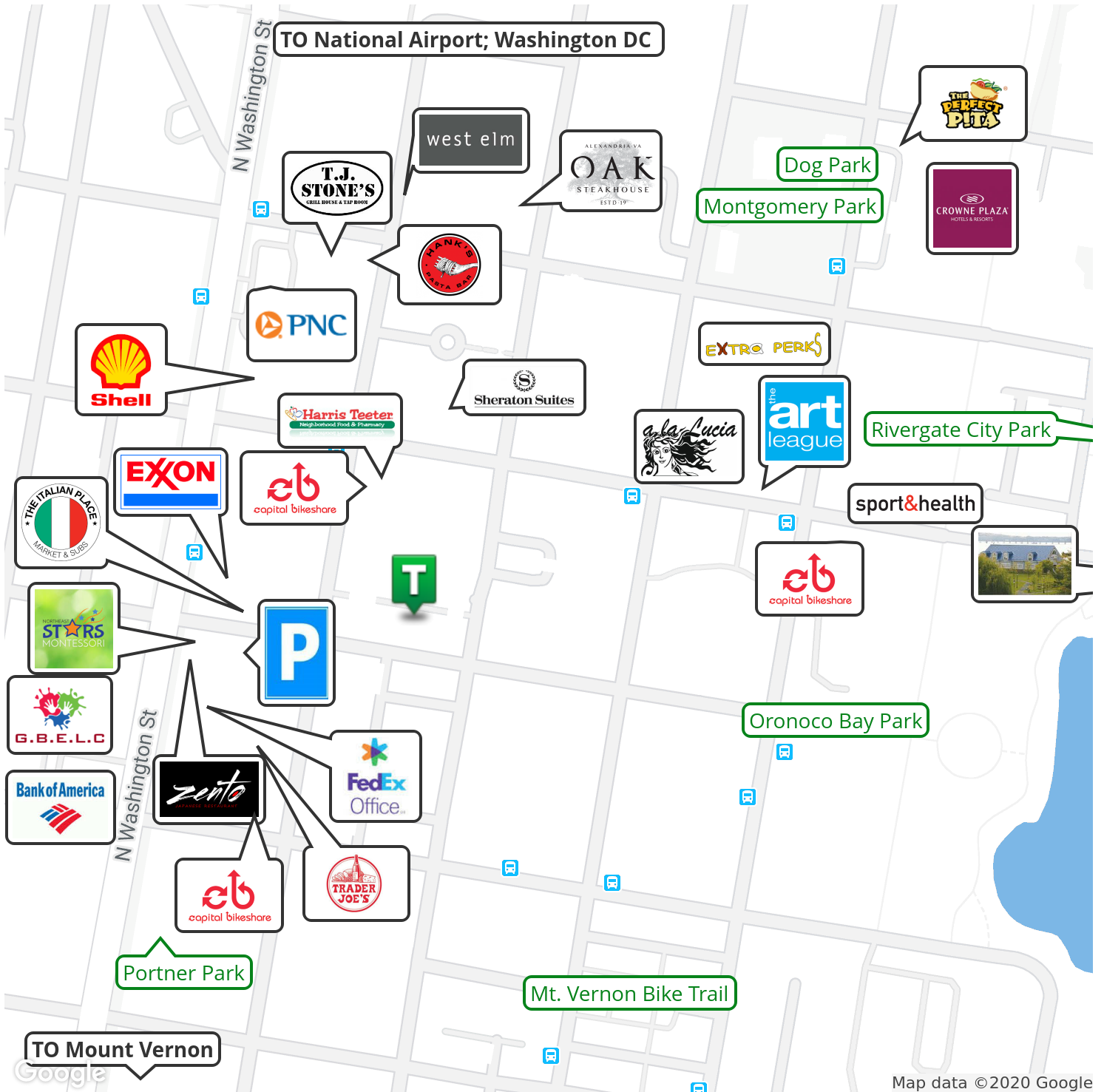


FIRST FLOOR PLAN

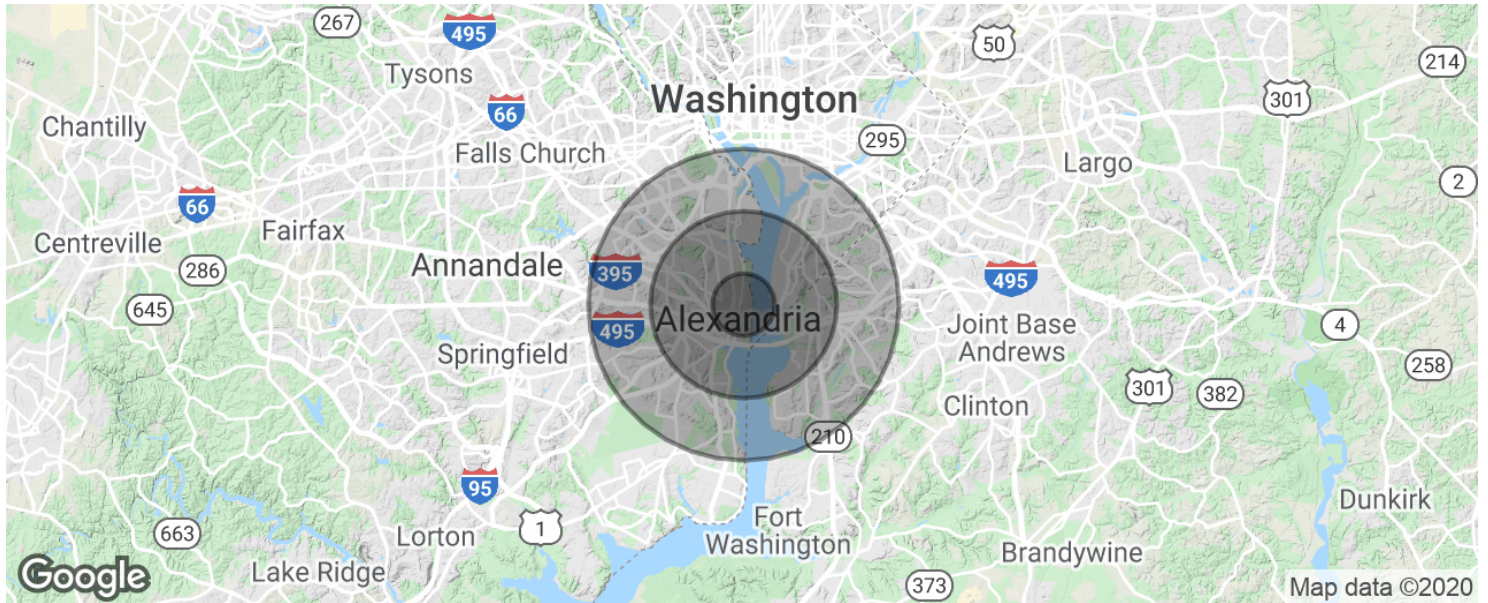
REGIONAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	19,718	118,356	367,765
Median age	38.7	36.8	35.4
Median age (Male)	38.9	36.6	34.6
Median age (Female)	39.1	37.6	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,857	55,292	164,224
# of persons per HH	2.0	2.1	2.2
Average HH income	\$151,384	\$120,820	\$99,770
Average house value	\$612,531	\$604,252	\$504,280

* Demographic data derived from 2010 US Census

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