

FOR SALE

FULLY CONDITIONED FLEX CONDO

45945 TREFOIL LANE, UNIT 175, STERLING, VA 20166



SALE PRICE

\$969,540

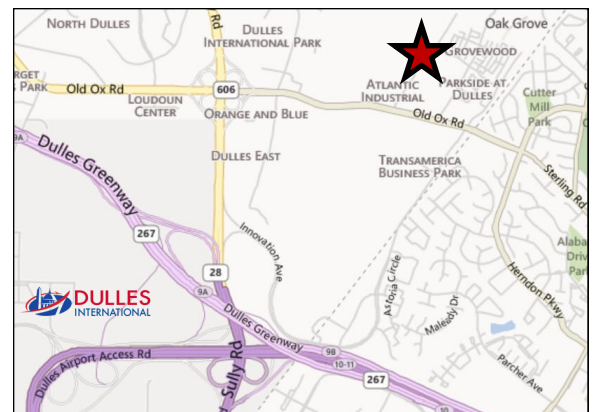
(\$330 PSF)

CONDO FEE:
\$1,285.38 QUARTERLY

2026 ANNUAL TAXES:
\$6,604.58

FEATURES:

- 2,938 SF FULLY CONDITIONED FLEX UNIT WITH SMALL WAREHOUSE
- ONE (1) 10'X12' DRIVE-IN LOADING DOOR
- GAS HEAT
- 18' CLEAR HEIGHT
- PDGI ZONING - NO AUTOMOTIVE
- STRATEGICALLY LOCATED, THIS PROPERTY HAS EASY ACCESS TO RT 28, RT 7 AND THE TOLL ROAD AND IN CLOSE PROXIMITY TO DULLES INTERNATIONAL AIRPORT



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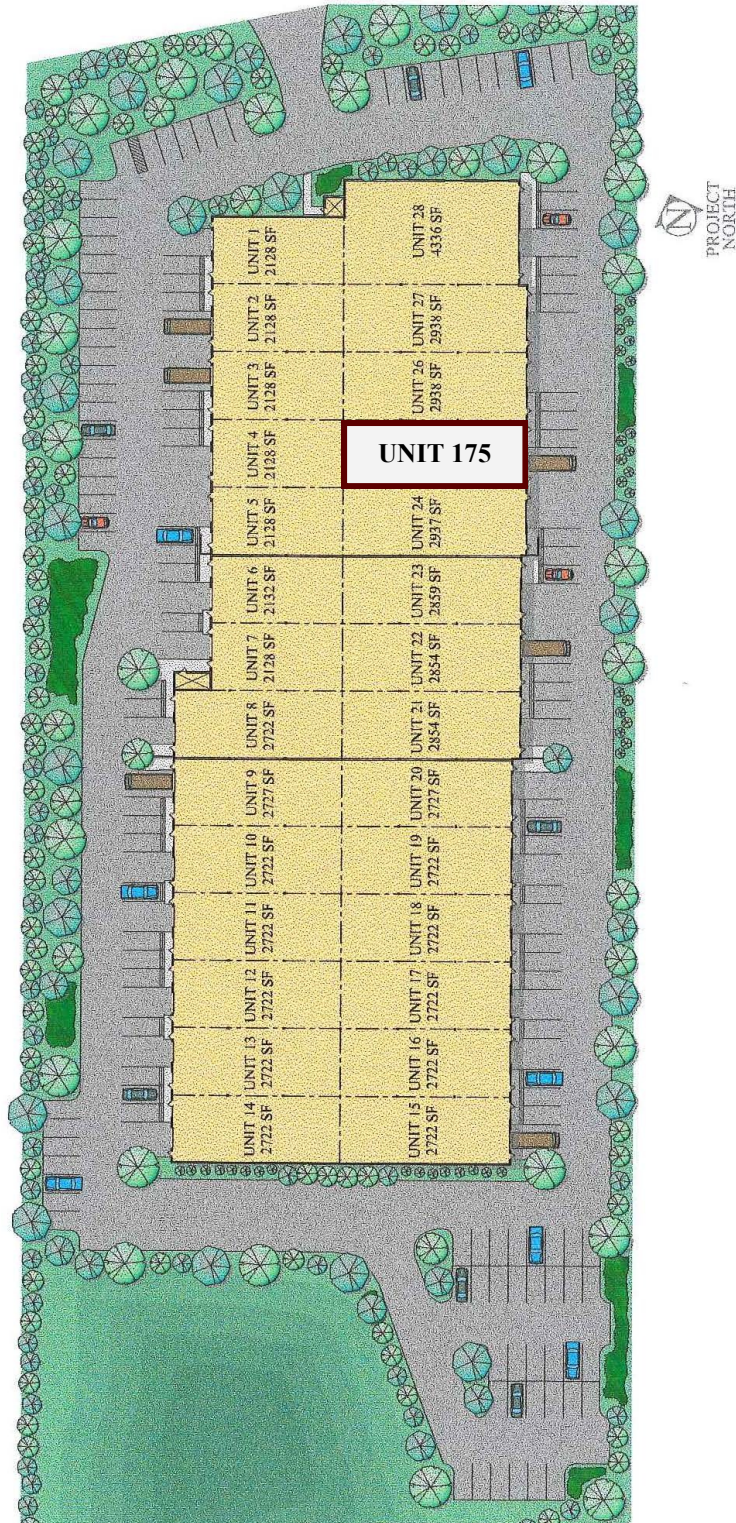
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Exclusive Listing By:

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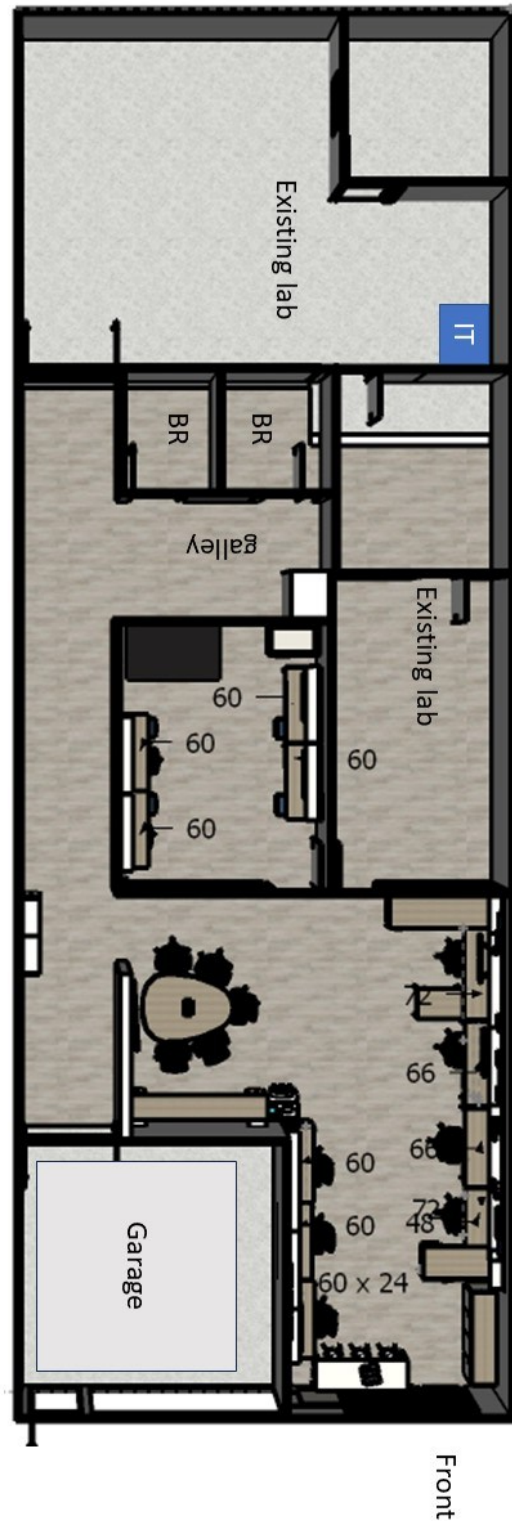
SITE PLAN

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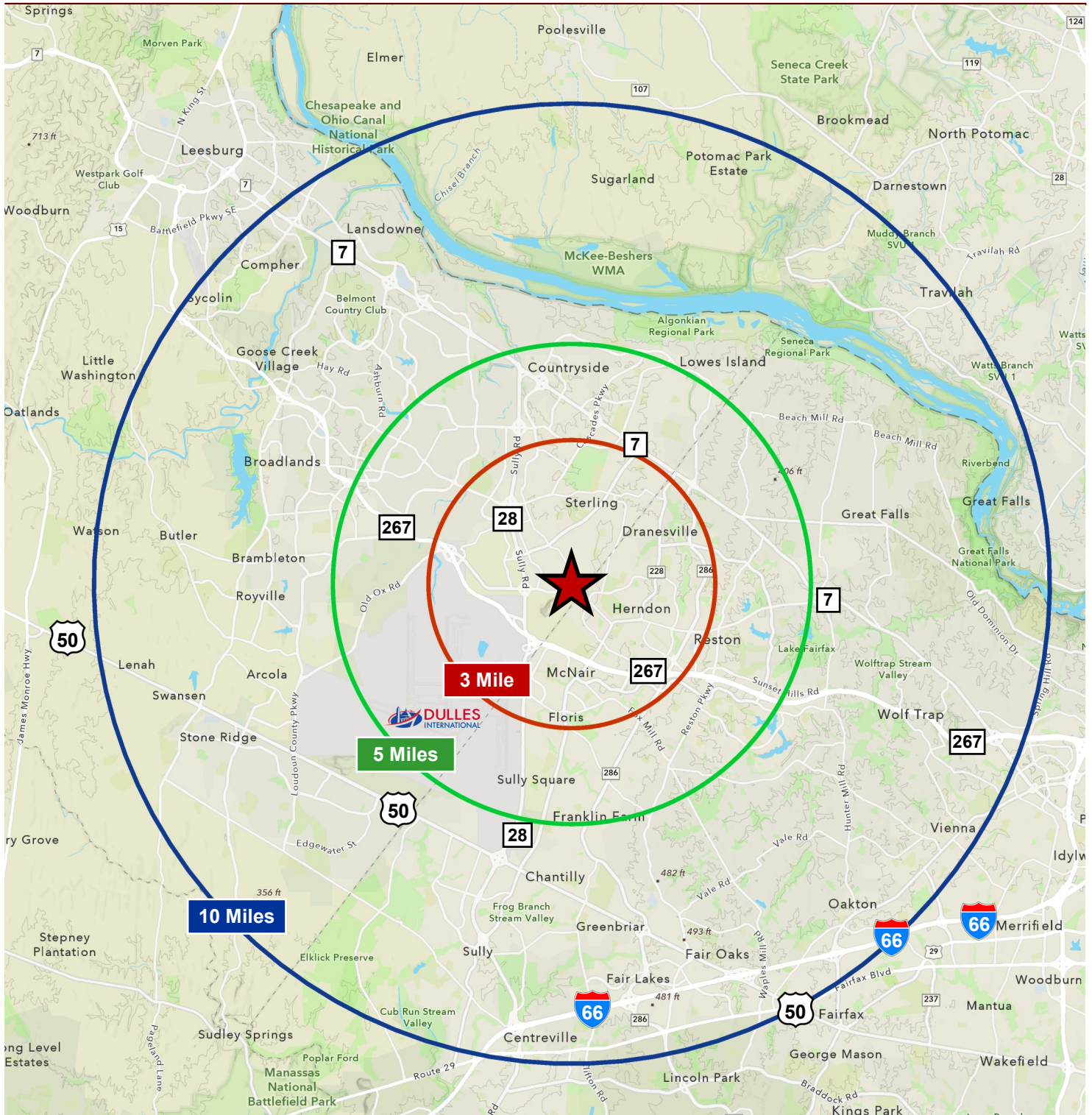
FLOOR PLAN

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3, 5, 10 MILE RADIUS

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