

**FOR SALE**

# TWO STORY OFFICE CONDO INVESTMENT

5136 LEESBURG PIKE STE 7 ALEXANDRIA, VA 22302



**SALE PRICE**      **\$760,000**

## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Cap Rate:      | 4.54%          |
| NOI:           | \$34,513       |
| Year Built:    | 1980           |
| Building Size: | 1,920 SF       |
| Zoning:        | C-2            |
| Market:        | Washington DC  |
| Submarket:     | I-395 Corridor |
| Parcel ID:     | 0623-11-0007   |

## PROPERTY OVERVIEW

This fully leased office condo investment presents a rare opportunity to acquire an entire two-level office building with stable in-place income. The property is currently occupied by two tenants with leases extending through 11/30/2027 and 1/31/2029, providing a current NOI of approximately \$34,513.96. Configured across both the first and second floors, the property offers a functional layout featuring private offices, open workspaces, reception areas, storage space, restrooms, and kitchenette areas suitable for a variety of professional office users. The property is well maintained and offers an attractive opportunity for investors seeking consistent cash flow with staggered lease expirations.

## LOCATION OVERVIEW

Located in the established Skyline Court professional plaza on Rt. 7/Leesburg Pike with 35,000 VPD! Ideal commuter location less than 1 mile from I-395 and within close proximity to other major thoroughfares such as Rt. 50, I-66, & I-495.

## PRESENTED BY:

**CARMELA PATRICK, CCIM**  
**COMMERCIAL REALTOR**  
703.330.1224  
carmela@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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## INCOME & EXPENSES

### INCOME SUMMARY

|                     |                    |
|---------------------|--------------------|
| <b>GROSS INCOME</b> | <b>\$51,600.00</b> |
|---------------------|--------------------|

### EXPENSES SUMMARY

|                   |            |
|-------------------|------------|
| Real Estate Taxes | \$6,090.24 |
|-------------------|------------|

|           |            |
|-----------|------------|
| Insurance | \$2,565.60 |
|-----------|------------|

|                        |            |
|------------------------|------------|
| Annual Condo Fee & CAM | \$8,430.20 |
|------------------------|------------|

|                           |                    |
|---------------------------|--------------------|
| <b>OPERATING EXPENSES</b> | <b>\$17,086.04</b> |
|---------------------------|--------------------|

|                             |                    |
|-----------------------------|--------------------|
| <b>NET OPERATING INCOME</b> | <b>\$34,513.96</b> |
|-----------------------------|--------------------|

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## ADDITIONAL PHOTOS



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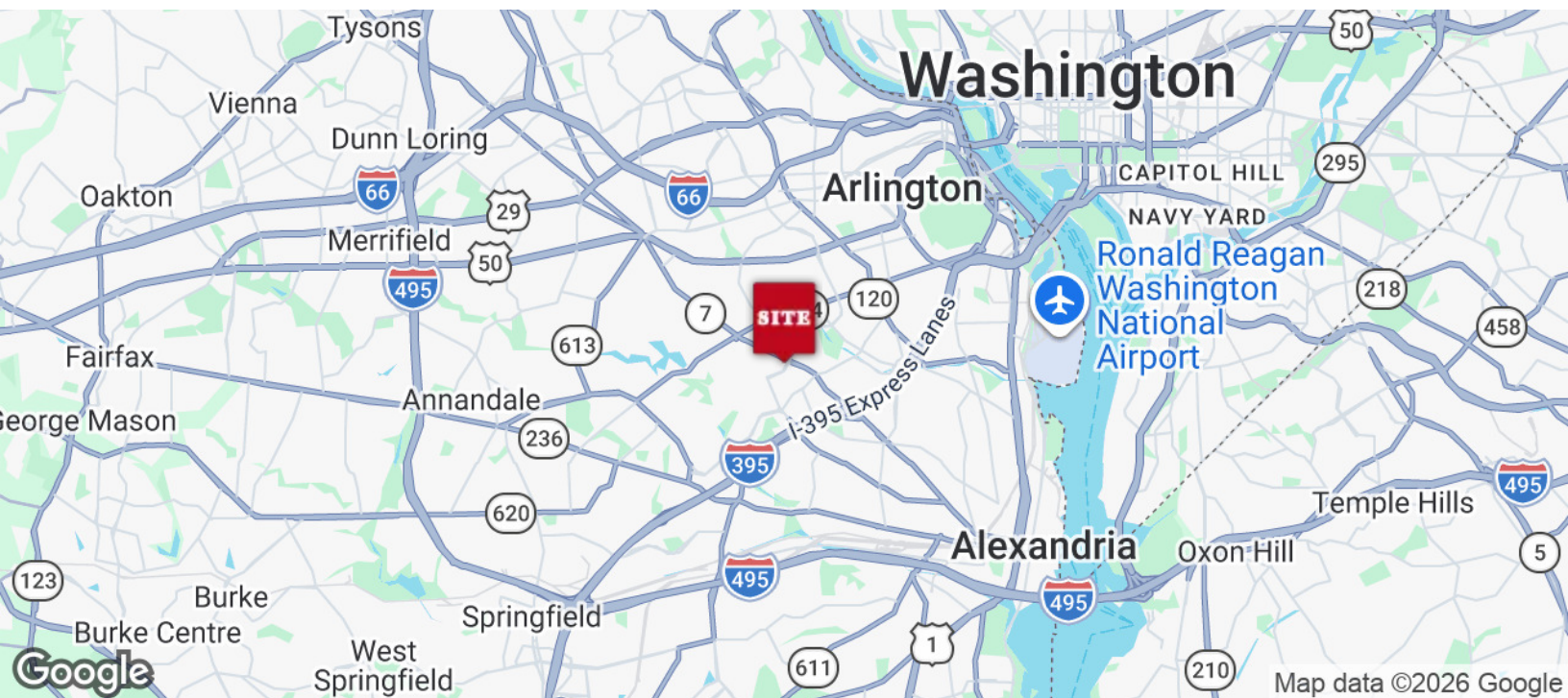
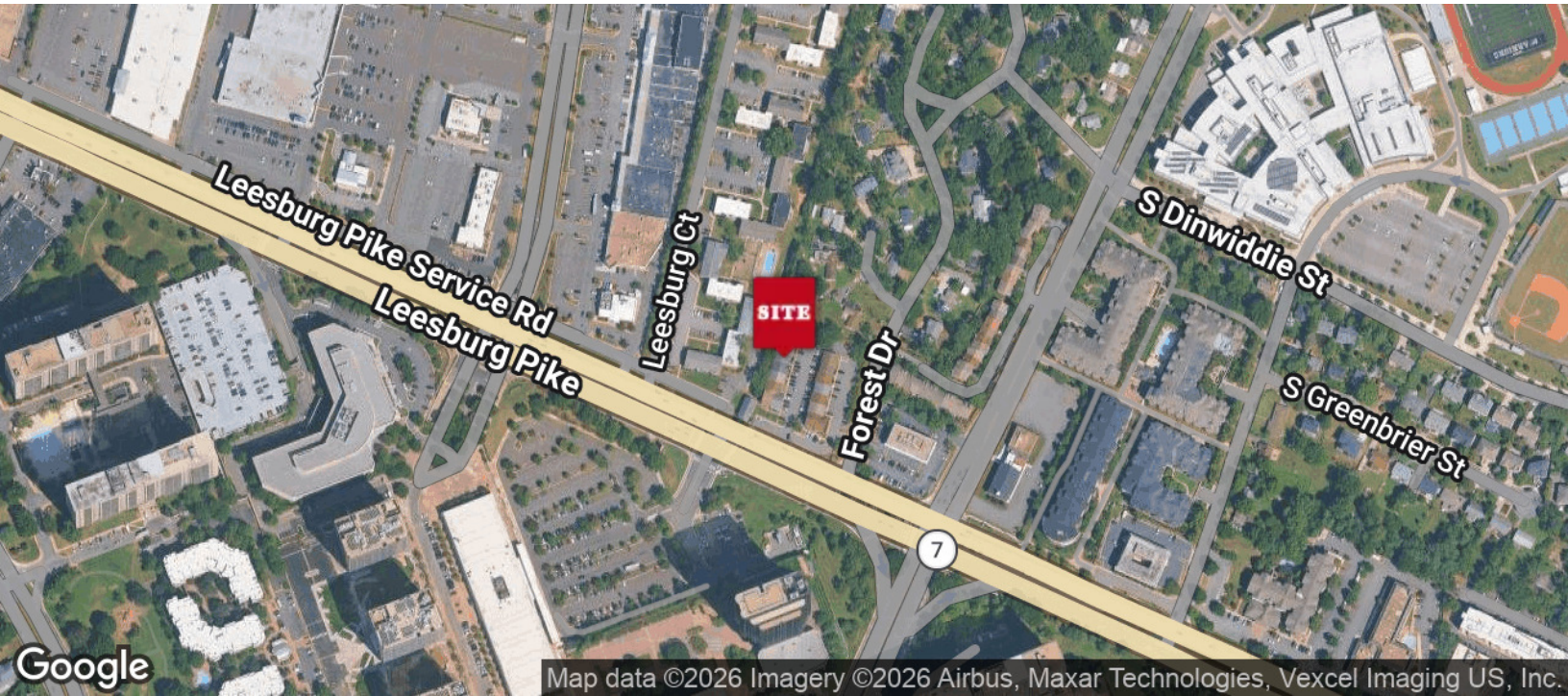
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## LOCATION MAP



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