

OFFICE/MEDICAL CONDO FOR SALE

LOUDOUN TECH CENTER

21495 RIDGETOP CIRCLE, SUITE 305, STERLING, VA 20166

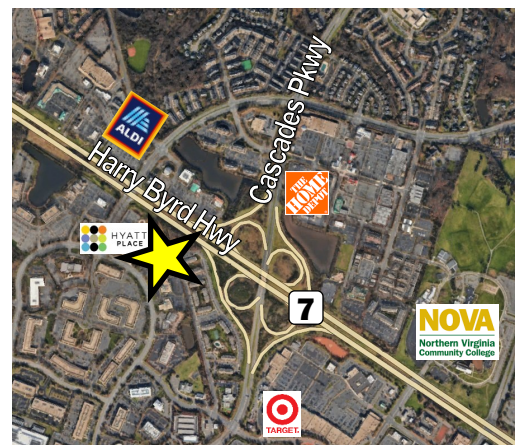


SALE PRICE:
\$349,900.00



FEATURES:

- 1,506 SF OFFICE/MEDICAL CONDO
- 3RD FLOOR SUITE WITH BUILDING ELEVATOR
- WINDOWED OFFICES, CONFERENCE ROOM, RECEPTION AREA, RESTROOMS, AND MULTIPLE ENTRANCES
- STRATEGIC LOCATION WITH ACCESS TO ROUTES 7 & 28
- LOCAL AMENITIES INCLUDE RESTAURANTS, SHOPPING, BANKING AND HOTEL
- IDEAL SPACE FOR THERAPY USES & MEDICAL ALONG WITH GENERAL OFFICE SPACE
- BUILDING OFFERS SHARED CONFERENCE ROOM FACILITY
- SELLER WILL CONSIDER LEASEBACK AS PART OF AN INVESTMENT SALE
- MONTHLY CONDO DUES: \$1,074.96
- ANNUAL REAL ESTATE TAXES: \$2,664.26



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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
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1,506 SF

