

FOR SALE

1225 MARTHA CUSTIS DR

ALEXANDRIA, VA 22302



Presented by:

Fatimah Wilson 703.660.4825 | fatimah@tartanproperties.com

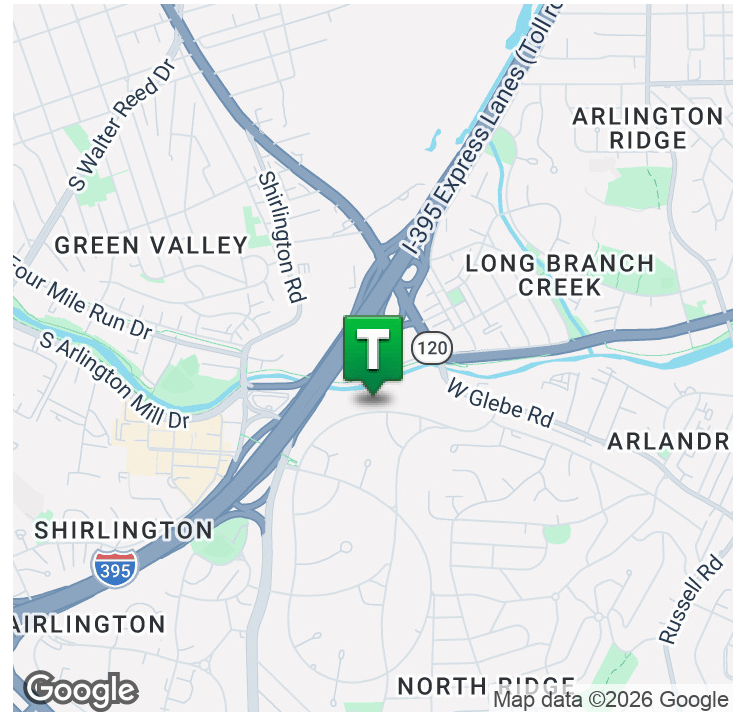


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TARTAN
PROPERTIES



OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	1,666 SF
Price / SF:	\$270
Zoning:	RB
HOA fee	\$1439/mo (includes water, exterior maintenance, including ceiling)

PROPERTY OVERVIEW

Located in the heart of Alexandria with exceptional street visibility and easy access to I-395, this fully built-out office condo is ideal for medical, professional, or general office use. Zoned RB, the space features three private offices, a large conference room, reception area, copy room, ample storage, and two restrooms. It offers excellent value in a vibrant, well-connected area.

Surrounded by Alexandria's historic charm and just minutes from Old Town, Reagan National Airport, and major commuter routes, the property is near dining, shops, and cultural attractions - making it an ideal choice for businesses seeking visibility, convenience, and lasting value.

BUILDING AMENITIES

- Pool
- Tennis Courts
- Car Washing Station
- Open Visitor Parking
- 1 dedicated parking space in garage
- Less than a mile away from I-395

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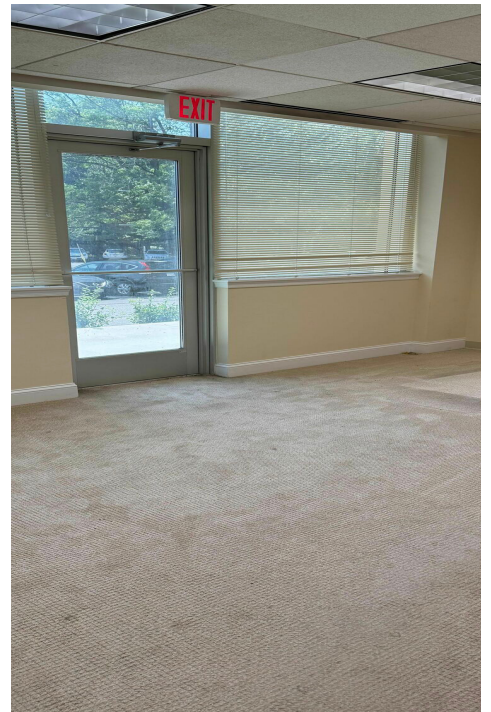
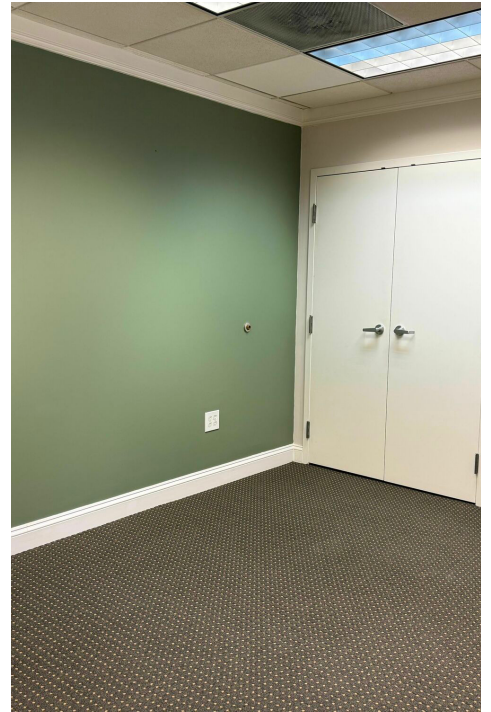


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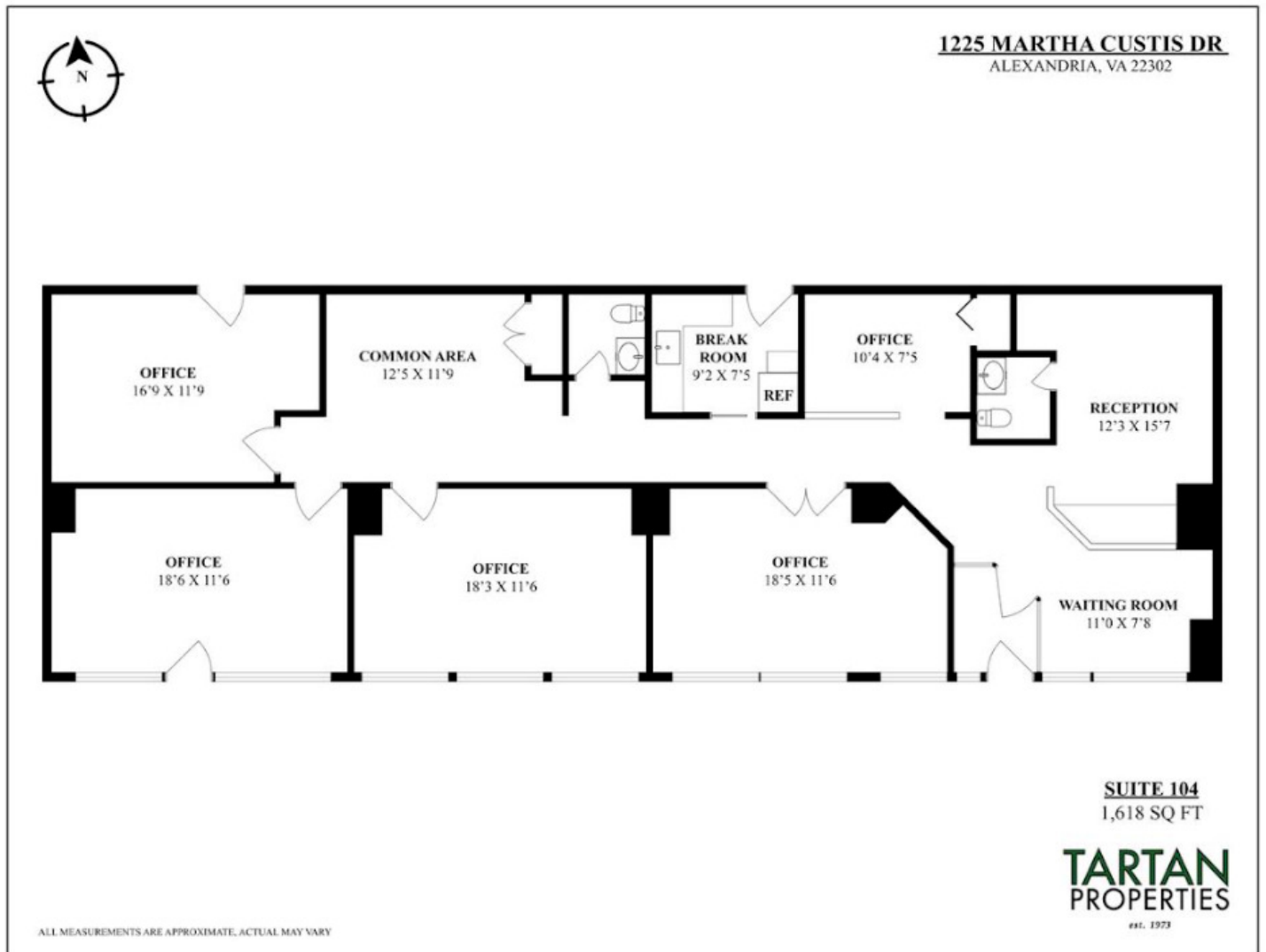


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ANNUAL OWNERSHIP COST PROFORMA

Expense	Monthly	Annual
Mortgage*	\$2,859.00	\$34,308.00
Real Estate Tax (2023)	\$332.02	\$3,984.18
Condo Fees (2023)	\$1,308.00	\$15,696.00
<i>INCLUDES: trash, landscaping, roof repairs/replacement, water & sewer, plowing/shoveling, landscaping, prop. mgmt. fee</i>		
Estimated Utilities Charges	\$350.00	\$4,200.00
<i>INCLUDES: gas, electric, cable</i>		
Estimated Cleaning Expense	\$200.00	\$2,400.00
Totals	\$5,049.02	\$60,588.18

Comparable to leasing office space at \$33/sf, full service

*Mortgage payment above based on purchase price \$499,000

6% interest rate, 20% down pymt, 30-yr. amortization

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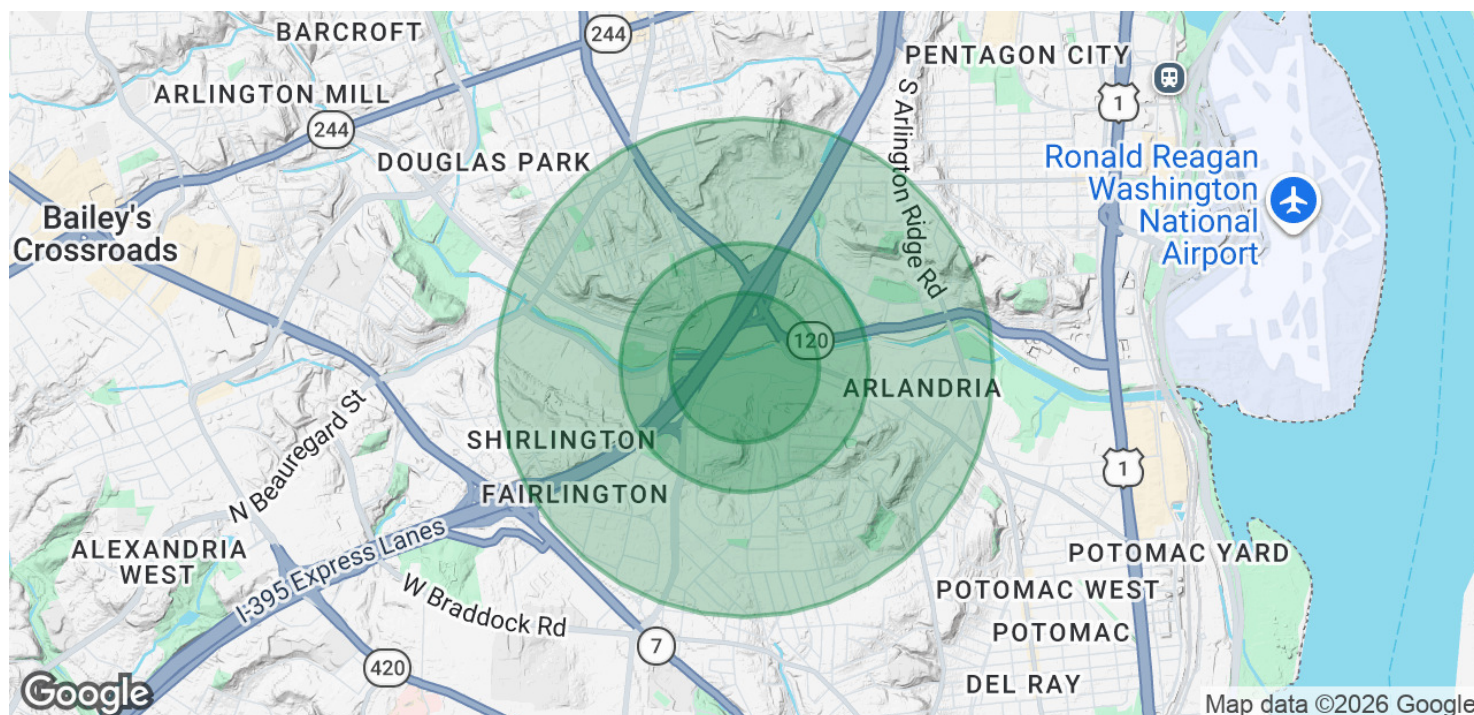


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,568	9,439	33,338
Average Age	39	36	37
Average Age (Male)	38	35	36
Average Age (Female)	40	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	858	4,522	14,515
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$116,050	\$135,162	\$159,142
Average House Value	\$568,359	\$659,107	\$758,957

2020 American Community Survey (ACS)

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EXCLUSIVELY MARKETING BY:



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Commercial Leasing and Sales Specialist

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