



Stonewall  
Acres  
Professional Center

LISTED AT

**\$700,000**

**FOR  
SALE**

**8569 SUDLEY RD UNIT B/8571  
SUDLEY RD UNIT A, MANASSAS, VA**

**INVESTMENT  
OPPORTUNITY**

**CAP:** 6.69%                      **Submarket:** Manassas  
**SF:** 2,944 SF                      **County:** Prince William  
**Zoning:** O(L)                      **GPIN:** 7796-05-7217.01  
**Market:** Washington DC                      7796-05-7615.01

**PROPERTY  
OVERVIEW**

Two office condos (currently built out as one unit) featuring 5 entrances, reception area, 3 conference rooms, 11 offices/exam rooms, 3 bathrooms, and multiple kitchenettes. Excellent condition, renovated with upgrades that include granite countertops, updated flooring, bathroom and HVAC. HubZone designated property with handicap access and abundant parking. Currently leased through 5/31/2026.

**LOCATION  
OVERVIEW**

Great location on Sudley Road, across from Novant UVA Prince William Medical Center and facilities. Close to Old Town Manassas (shops, restaurants, and PWC Courthouse).

**\*\*\*Please do not disturb the tenant.  
Contact listing agent directly \*\*\***



**DANIELLE WARD**  
REALTOR

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