

Unit 105  
4,550 SF

Unit 106  
2,485 SF



# 22854 Bryant Ct

## Sterling, VA 20166

### Unit 105 - \$1,706,250

Property Type - Retail | Lease Type - Gross | Tenancy - Single  
Remaining Term - 3 years | Price per SqFt - \$375 | Cap Rate - 4.2%  
Occupancy - 100% | Units - 1 | Year Built - 1988 | Stories - 2  
Zoning - PDGI | Parking (spaces) - 10

### Unit 106 - \$995,000

Property Type - Retail | Lease Type - Gross | Tenancy - Single  
Remaining Term - 3 years | Price per SqFt - \$400.40 | Cap Rate - 4.50%  
Occupancy - 100% | Units - 1 | Year Built - 1988 | Stories - 2  
Zoning - PDGI | Parking (spaces) - 6

