

FOR SALE

MULTIFAMILY INVESTMENT PROPERTY

9351 EAST ST MANASSAS, VA 20110



SALE PRICE **\$2,300,000**

OFFERING SUMMARY

Number Of Units:	6
NOI:	\$98,631
Year Built:	1960
Building Size:	3,686 SF
Zoning:	B-3
Parcel ID:	101-01-00-457

PROPERTY OVERVIEW

This 6 unit multifamily building presents a rare opportunity to acquire a stabilized residential asset in the heart of Old Town Manassas. The property is fully leased, featuring five 1 BD/1 BA units and one 2 BD/1 BA unit, each all-electric and separately metered. The asset generates an NOI of \$98,631.20 and offers a strong income foundation with the added potential for future development, supported by a concept plan for two additional duplex buildings.

LOCATION OVERVIEW

Located in the heart of Old Town Manassas, the property offers walkable access to shops, restaurants, and community amenities, along with proximity to the Prince William County Courthouse and the VRE commuter station. Its central location provides excellent connectivity via Rt. 28 and Rt. 234, with quick access to I-66 and surrounding employment centers. Ongoing revitalization, strong tenant demand, and convenient transportation make this an ideal setting for long-term residential investment and future infill development. The property is located within a Qualified Opportunity Zone, offering potential tax advantages for investors.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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COMMERCIAL REAL ESTATE SERVICES

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$120,937
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EXPENSES SUMMARY

Real Estate Taxes	\$14,940
Insurance	\$2,500
Water/Sewer	\$4,866

OPERATING EXPENSES	\$22,306
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NET OPERATING INCOME	\$98,631
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Unit #	# BD	# BA	W/D	Comments	Lease Start	Lease Expiration	Monthly Rent
1	1	1	Shared	Furnished as AirBnB	8/1/2026	7/31/2027	\$1,803.53
2	1	1	Shared		6/1/2026	Month-to-Month	\$1,545.00
3	1	1	Shared		2/1/2026	1/31/2027	\$1,485.26
4	1	1	Shared		11/1/2025	10/31/2026	\$1,442.00
5	2	1	In Unit		6/1/2026	5/31/2027	\$2,218.87
6	1	1	In Unit	2 Levels	6/1/2026	5/31/2027	\$1,583.42
Gross Rental Income							\$10,078.08

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ADDITIONAL PHOTOS



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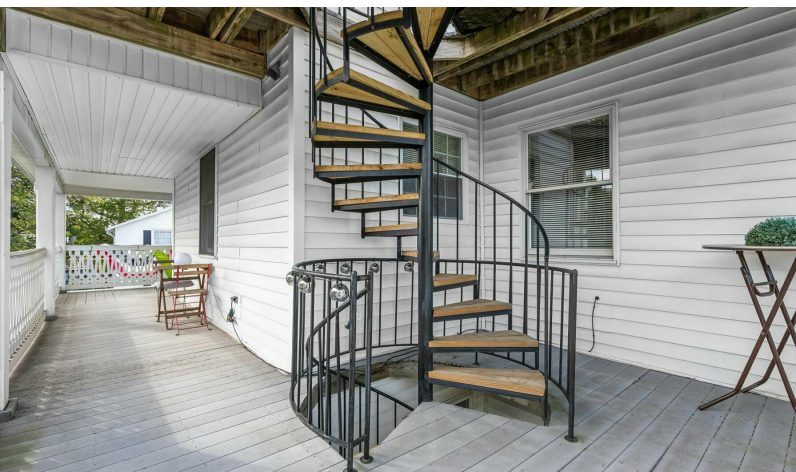
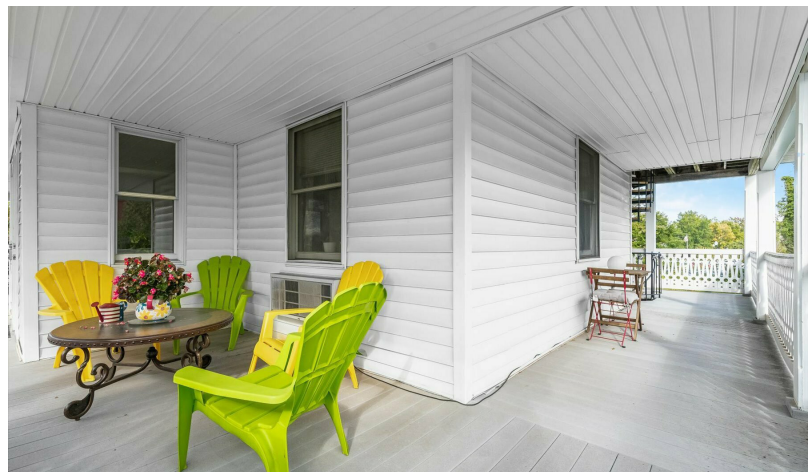
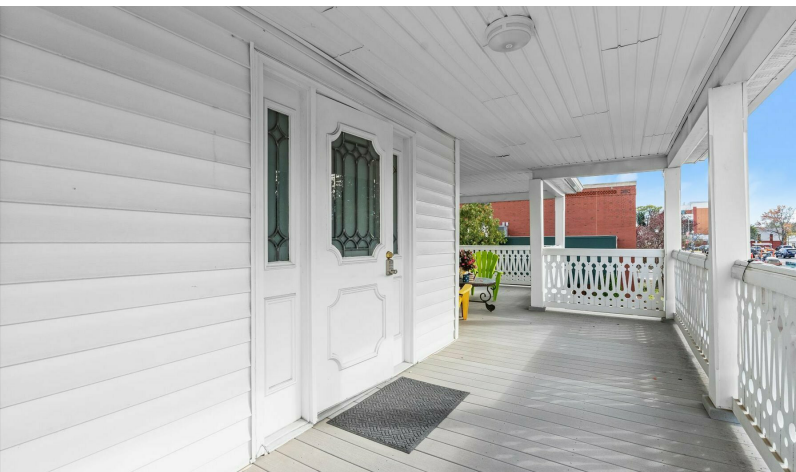
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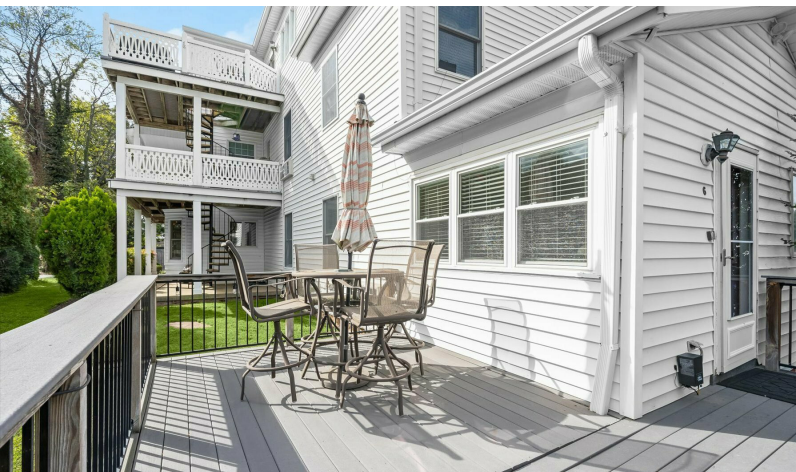
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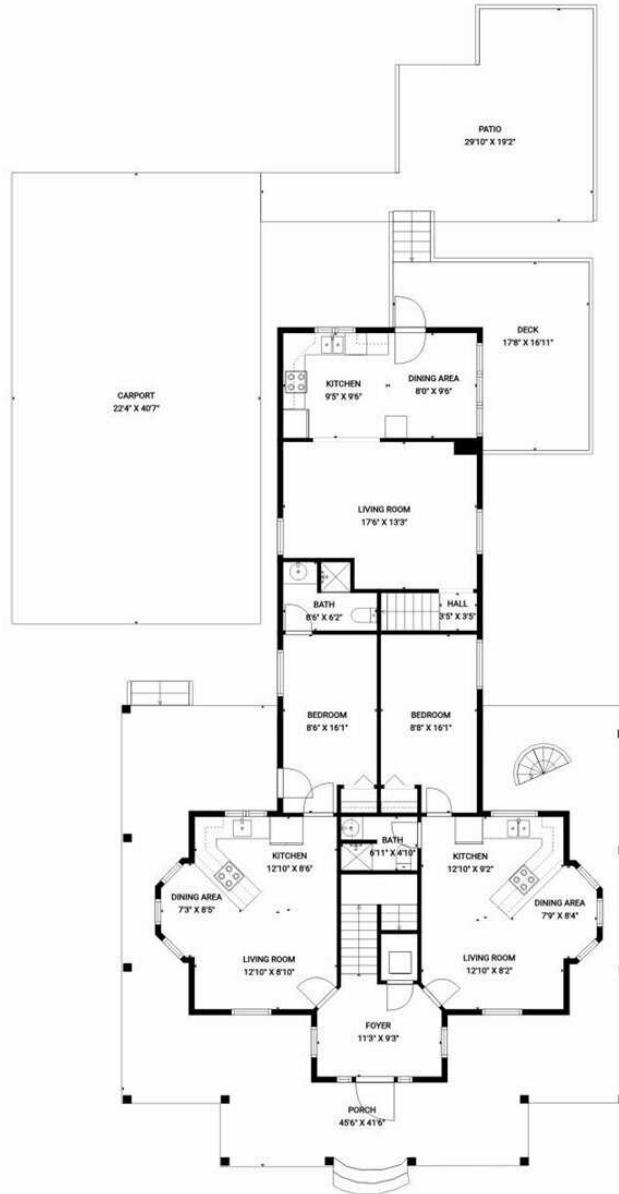
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FLOOR PLAN - 1ST FLOOR



TOTAL: 3686 sq. ft

FLOOR 1: 1449 sq. ft, FLOOR 2: 1245 sq. ft, FLOOR 3: 992 sq. ft
EXCLUDED AREAS: DECK: 1228 sq. ft, PATIO: 353 sq. ft, PORCH: 865 sq. ft,
CARPORT: 909 sq. ft, UNDEFINED: 5 sq. ft, WALLS: 272 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE.

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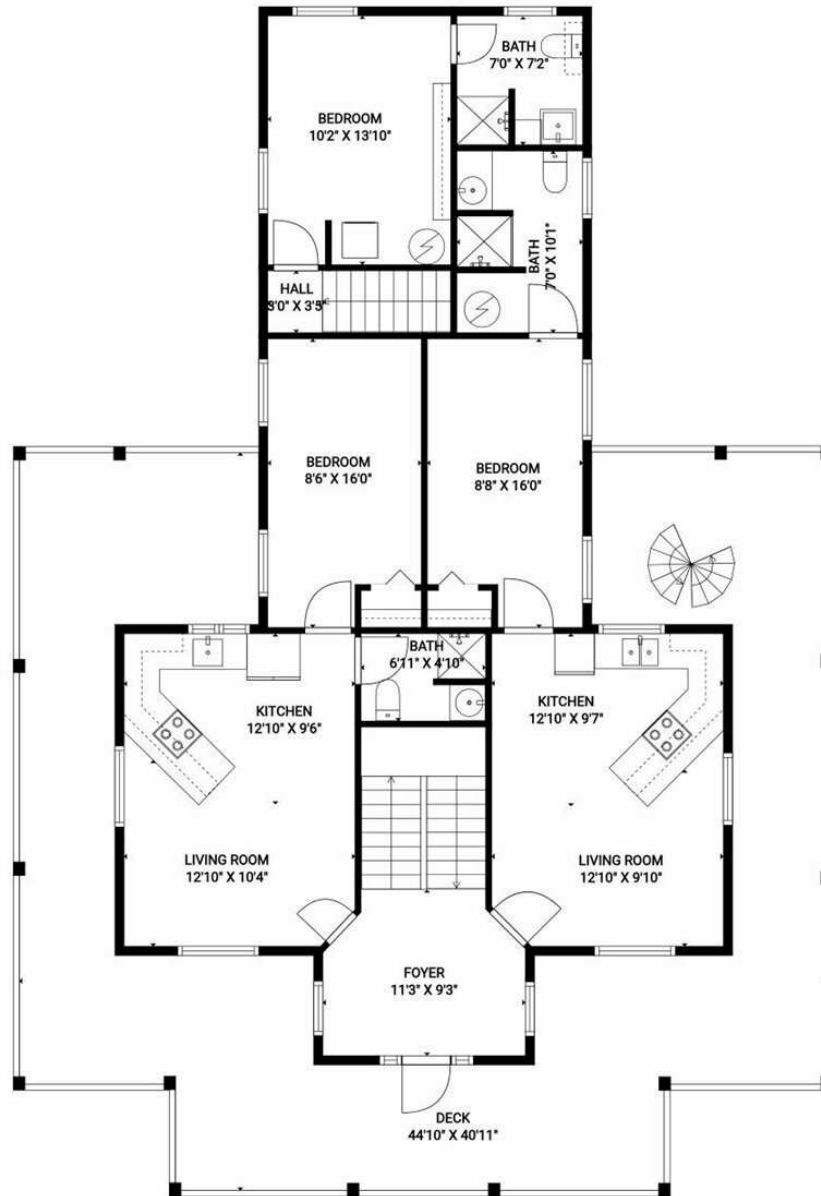
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FLOOR PLAN - 2ND FLOOR



TOTAL: 3686 sq. ft

FLOOR 1: 1449 sq. ft, FLOOR 2: 1245 sq. ft, FLOOR 3: 992 sq. ft
EXCLUDED AREAS: DECK: 1228 sq. ft, PATIO: 353 sq. ft, PORCH: 865 sq. ft,
CARPORT: 909 sq. ft, UNDEFINED: 5 sq. ft, WALLS: 272 sq. ft

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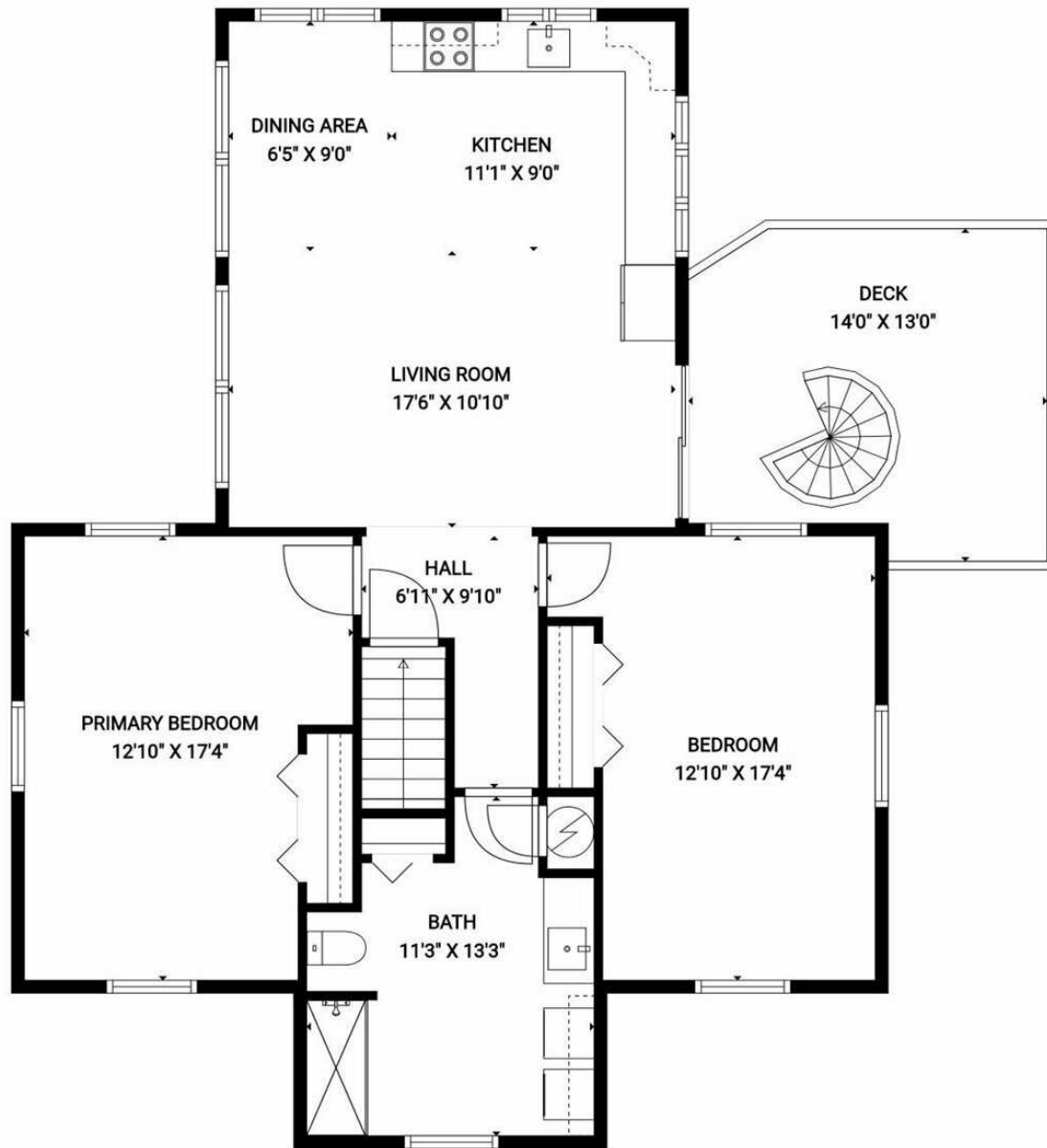
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FLOOR PLAN - THIRD FLOOR



TOTAL: 3686 sq. ft

FLOOR 1: 1449 sq. ft, FLOOR 2: 1245 sq. ft, FLOOR 3: 992 sq. ft
EXCLUDED AREAS: DECK: 1228 sq. ft, PATIO: 353 sq. ft, PORCH: 865 sq. ft,
CARPORT: 909 sq. ft, UNDEFINED: 5 sq. ft, WALLS: 272 sq. ft

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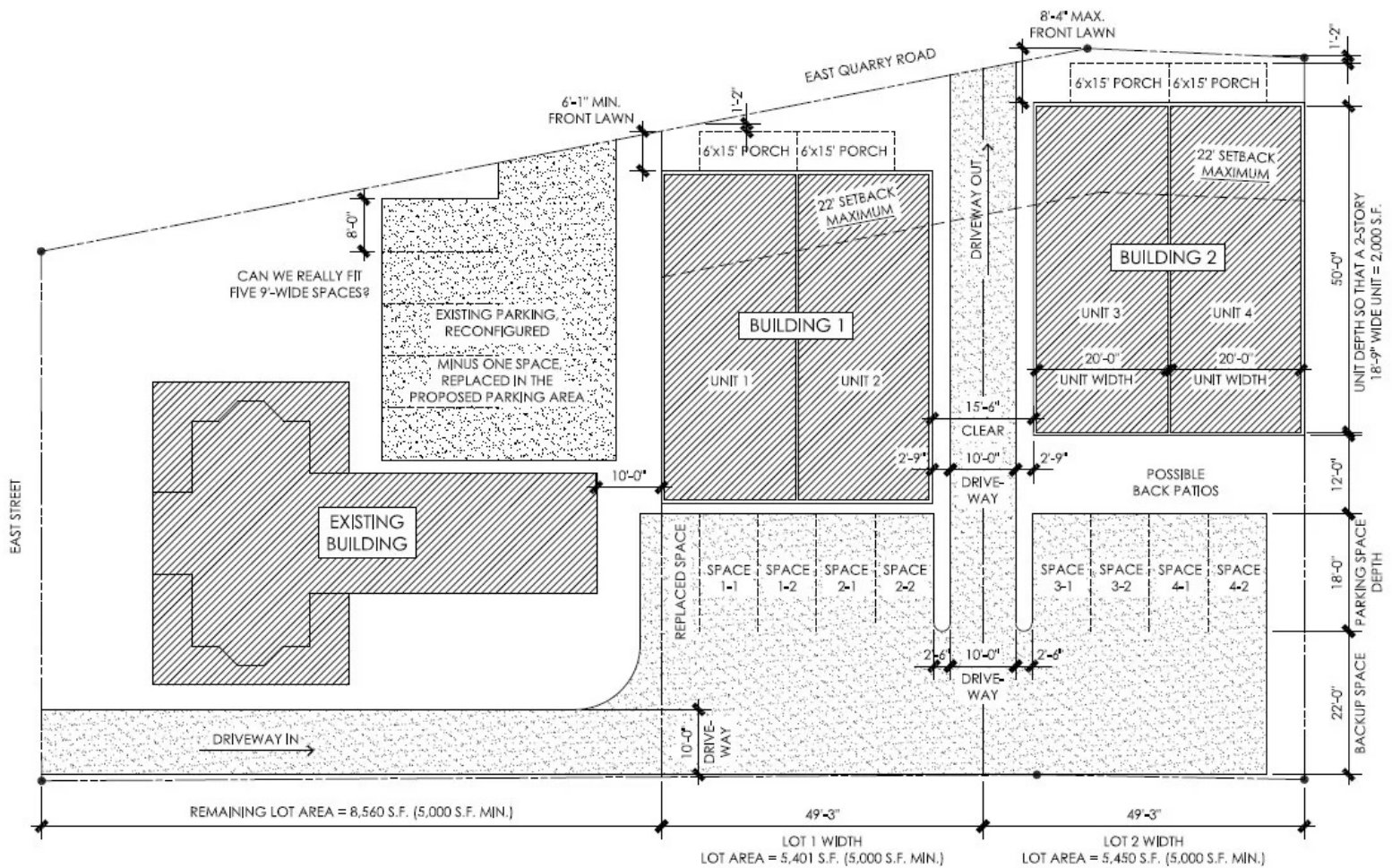
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CONCEPT PLAN - 2 ADDITIONAL DUPLEX BUILDINGS



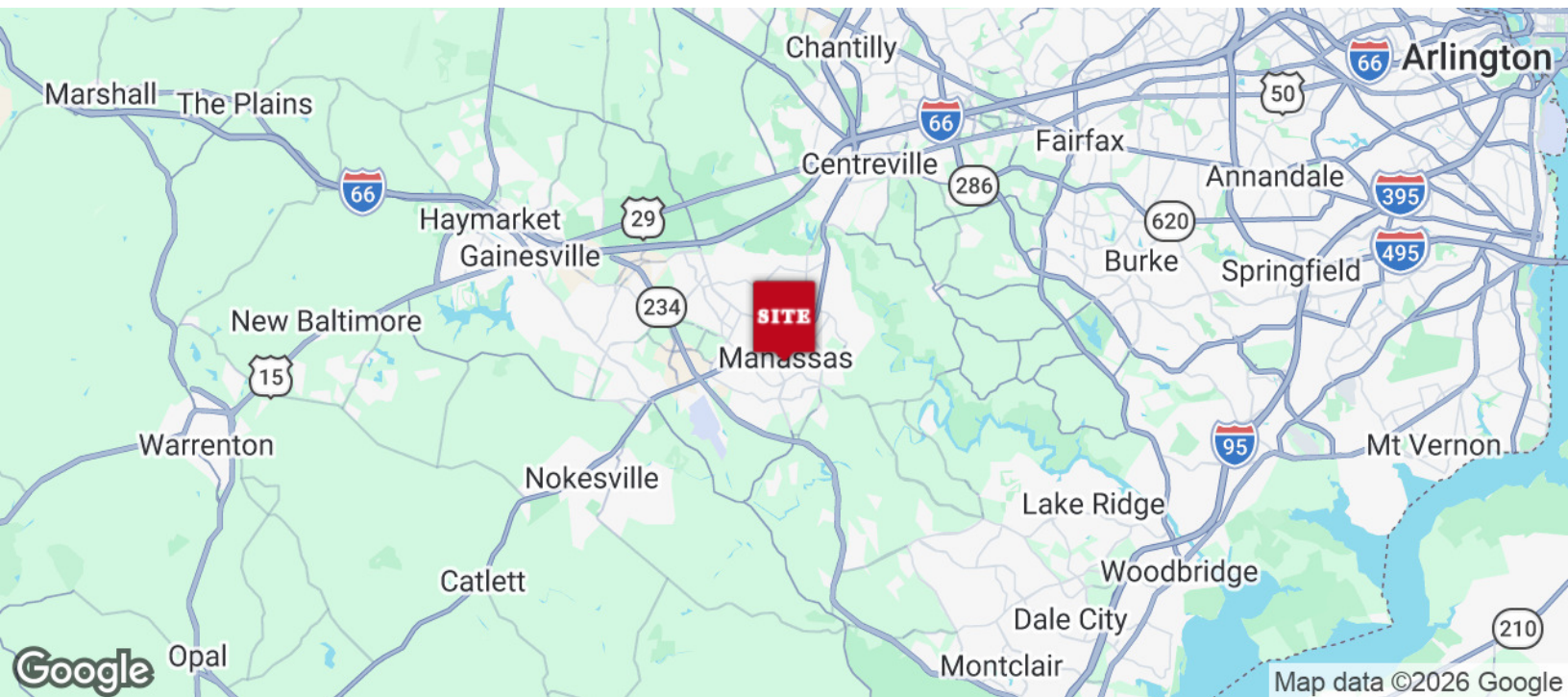
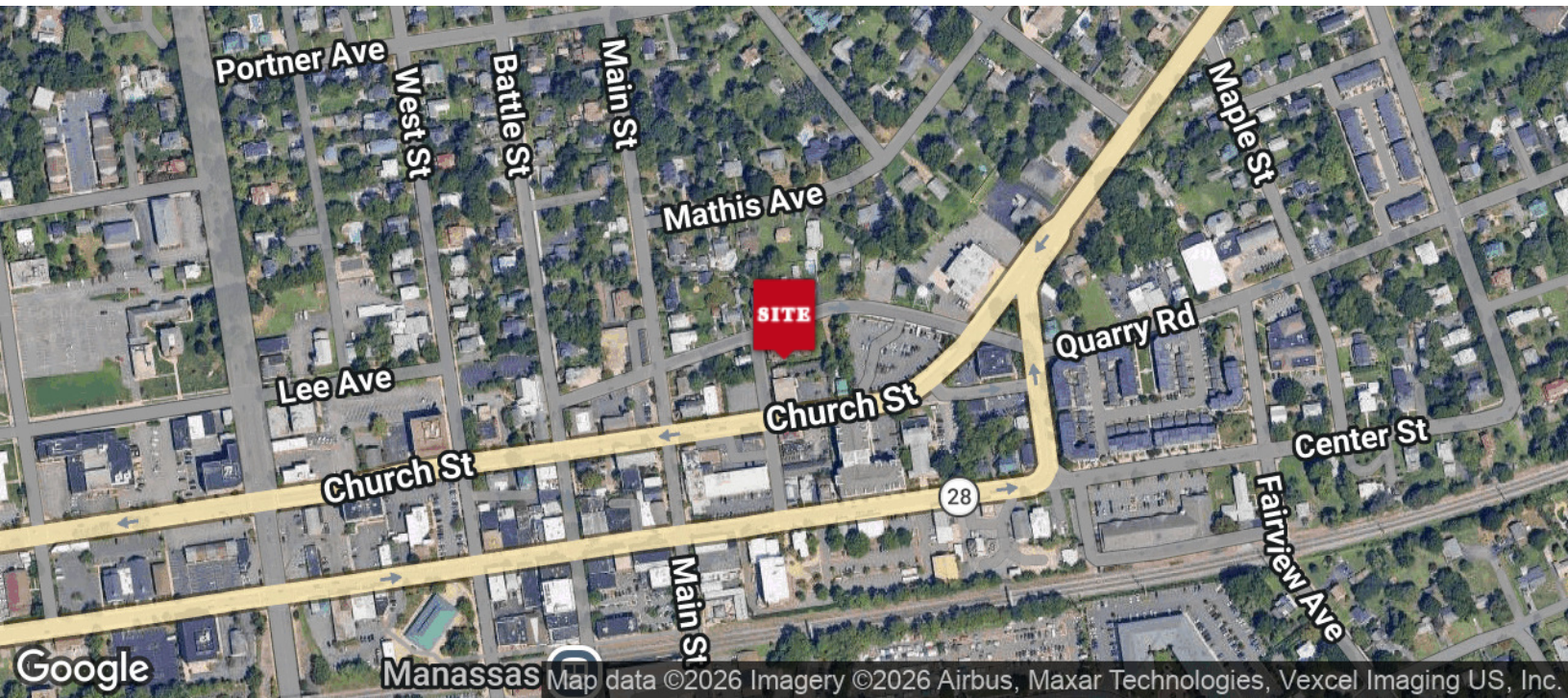
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LOCATION MAP



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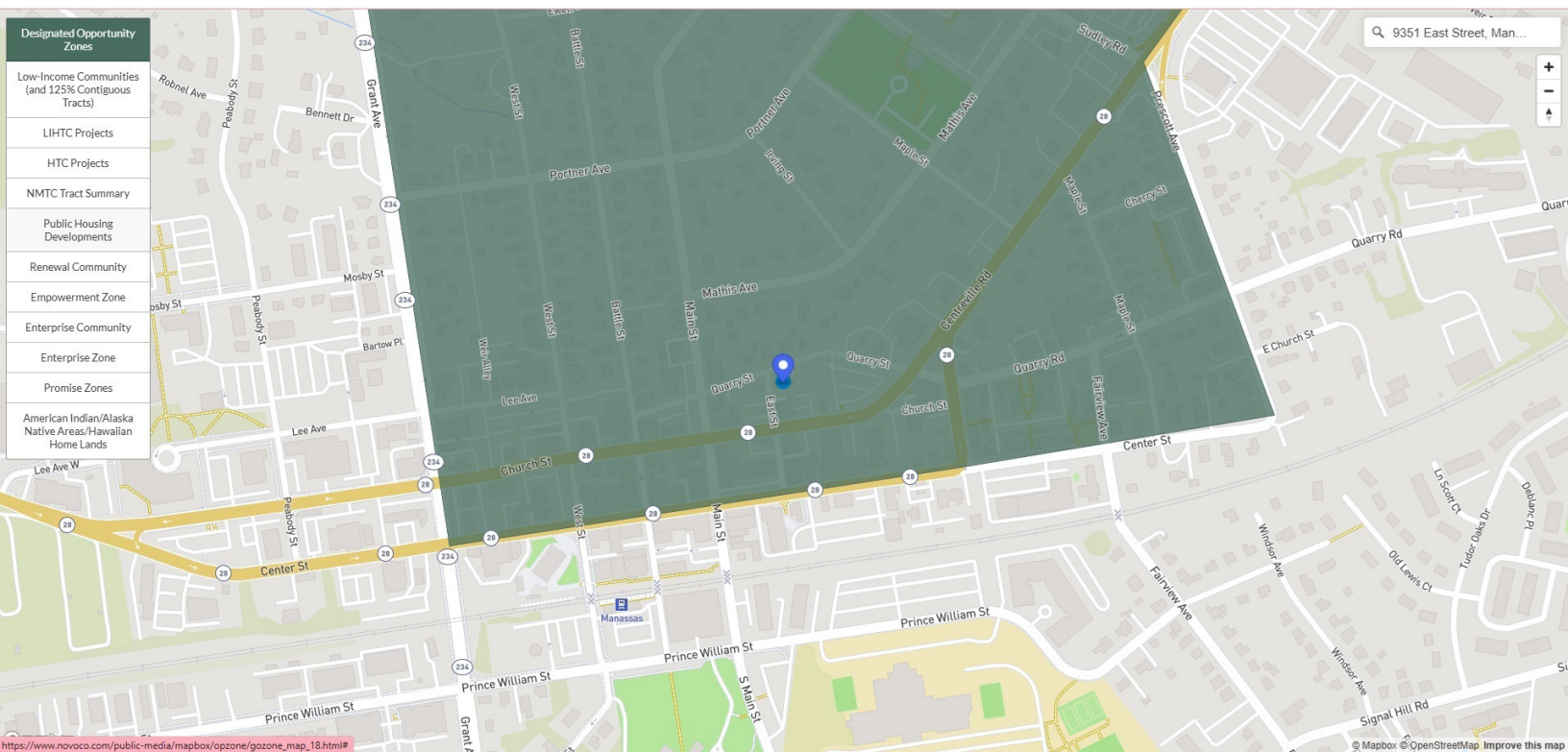
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QUALIFIED OPPORTUNITY ZONE



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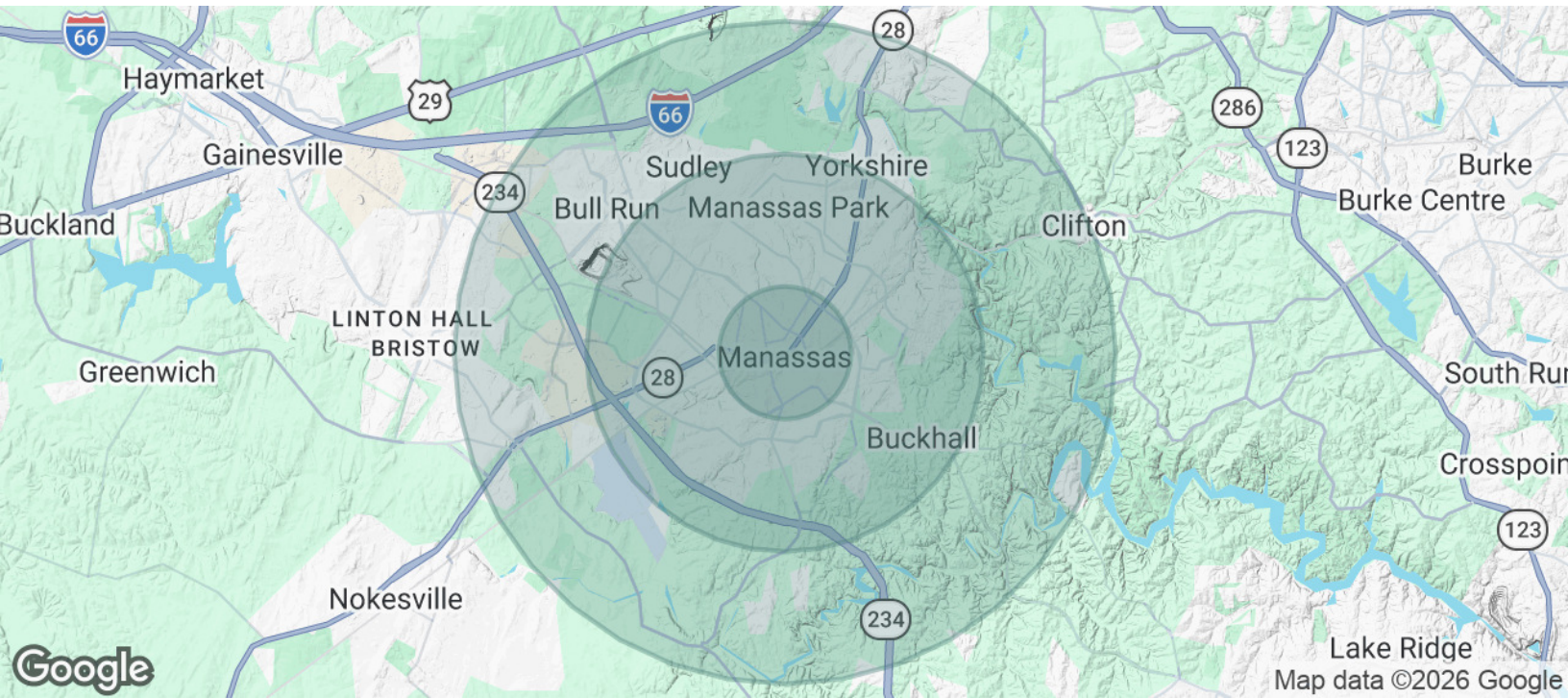
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,350	101,723	165,962
Average Age	32.4	35.1	35.5
Average Age (Male)	31.3	34.7	34.9
Average Age (Female)	34.3	34.8	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,845	31,324	52,890
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$128,667	\$135,289	\$144,386
Average House Value	\$535,538	\$490,546	\$525,053

2023 American Community Survey (ACS)

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