

2,100 SF OFFICE/ WAREHOUSE CONDO FOR SALE

9208 Venture Ct
Unit D
Manassas Park, VA 20111



Unit D is well-located 2,100 SF office/warehouse unit for sale in Manassas Park, ideally suited for a contractor or owner-user seeking a flexible mix of office and storage space. The unit features 1,200 SF of well-built first-floor office space, including a reception area, waiting area, drafting tables, private office, kitchenette, and two bathrooms. The 900 SF warehouse area includes shelving and a drive-in door for efficient loading and storage. In addition, the property offers a 1,200 SF second-floor storage mezzanine with approximately 6 foot ceiling heights, providing valuable supplemental storage space. Unit D has a total of 6 parking spaces: 4 spaces next to the pond and the 2 in front of the building. The property is zoned I-1 in Manassas Park and offers easy access to US-28 and I-66, making it convenient for regional distribution and service businesses. Trailers are permitted. Auto repair uses are not permitted. Condo Fees: \$245.00 per month. Parcel ID: 25-3-9208D.

Sales Price: \$695,000

Edward B. Wright, III

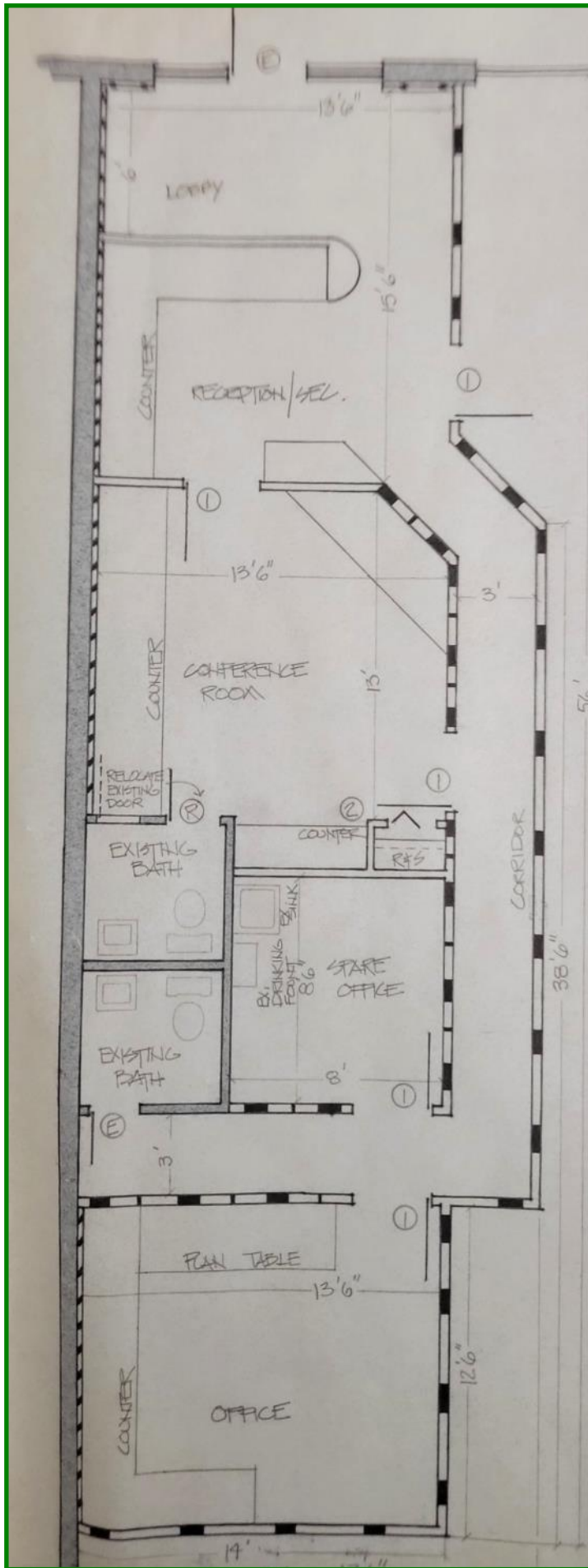


9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: ebw@wright-realty.com
Website: www.wright-realty.com

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