



# OFFICE CONDO FOR SALE

77 W LEE ST. #102, WARRENTON, VA 20186

**OFFERED AT \$275,000**



**PROPERTY DESCRIPTION**

Move-in ready ground floor office condo in the heart of Old Town Warrenton. Currently built out as a pharmacy, the 960 SF unit features 2 private office, an open floor plan, two storage closets, a kitchen, and a full bathroom — fully functional from day one.

The flexible layout suits a wide range of professional or medical/retail uses, and low monthly condo fees keep occupancy costs well below comparable office product in the area. A rare opportunity for owner-occupants or investors seeking an established, low-overhead presence in Fauquier County's most walkable commercial district.

**PROPERTY HIGHLIGHTS**

- Move-In Ready Buildout — Fully configured office/medical space with private office, open floor plan, kitchen, and bath; no TI costs or delays
- Low Condo Fees — Occupancy costs well below comparable office product in the market
- Prime Old Town Location — Walkable, high-visibility presence in the heart of Warrenton's most established commercial district

**OFFERING SUMMARY**

Sale Price:	\$275,000
Number of Units:	1
Lot Size:	1.28 Acres
Unit Size:	960 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,281	5,548	9,141
Total Population	5,784	14,775	25,019
Average HH Income	\$106,443	\$138,114	\$152,620

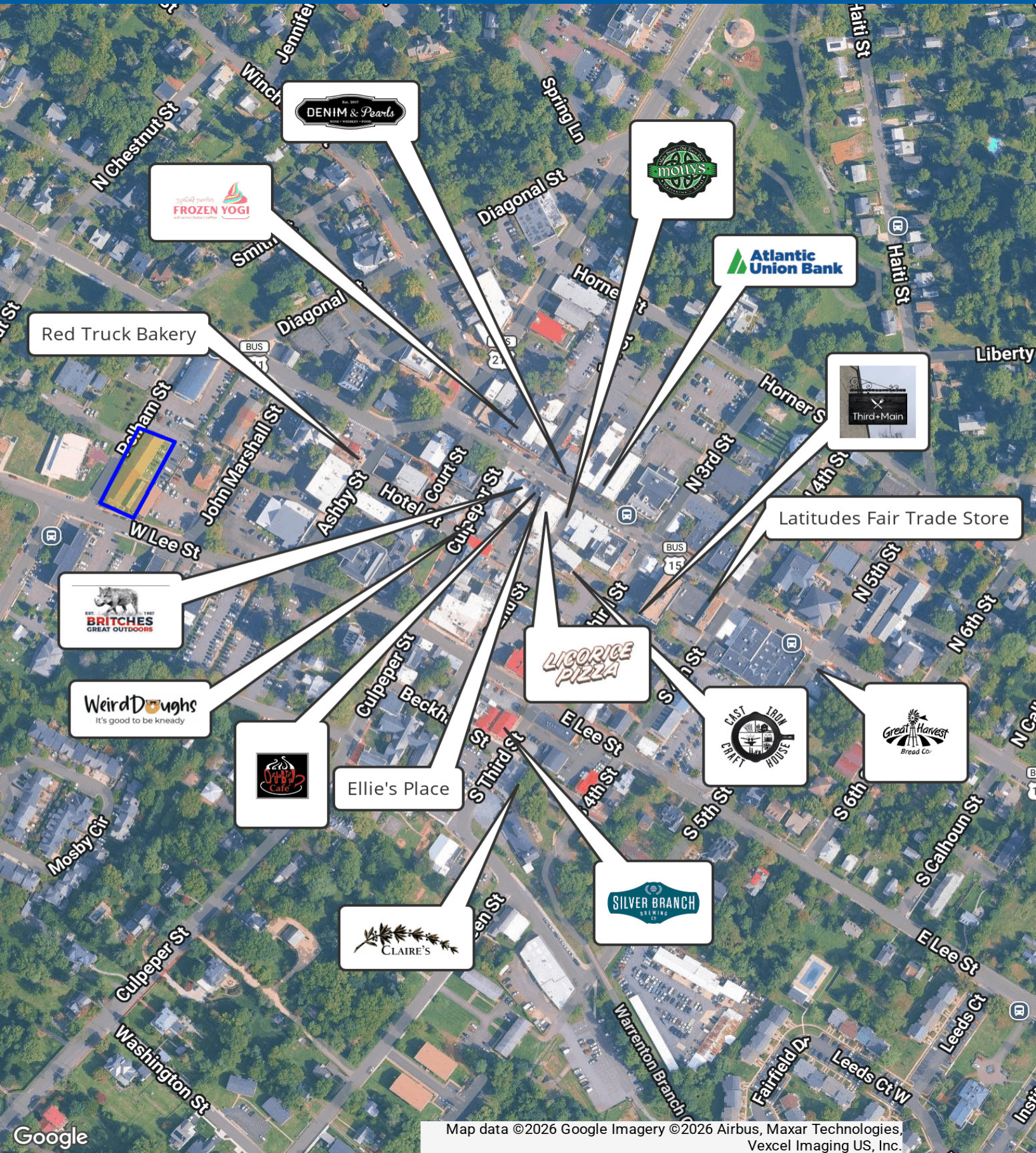


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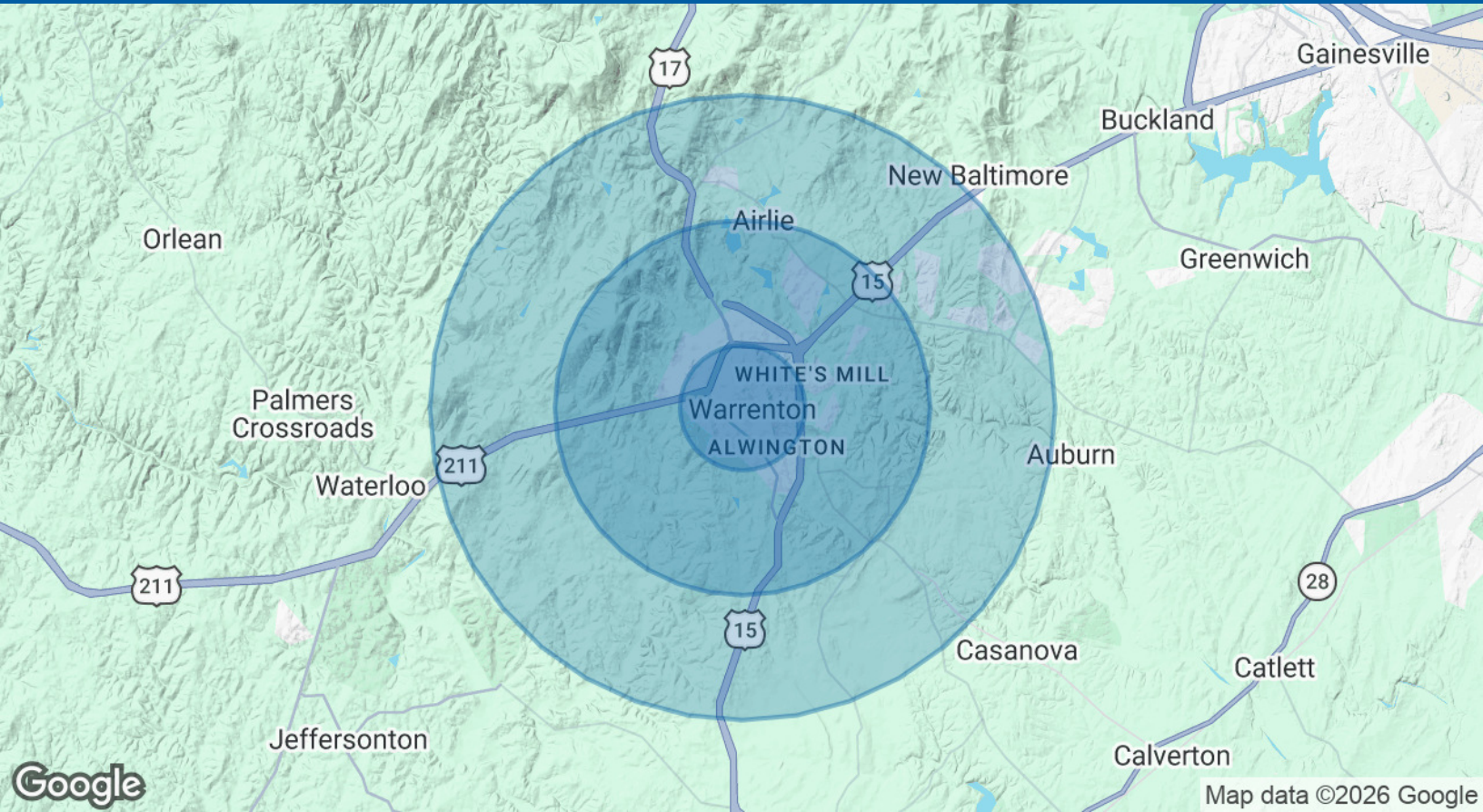


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,784	14,775	25,019
Average Age	37.1	40.5	41.0
Average Age (Male)	34.1	38.8	39.1
Average Age (Female)	36.7	41.0	42.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,281	5,548	9,141
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$106,443	\$138,114	\$152,620
Average House Value	\$464,561	\$515,731	\$566,066

2023 American Community Survey (ACS)

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