

MEDICAL OFFICE FOR SALE

1213 BELLE HAVEN ROAD

ALEXANDRIA, VA



Presented by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com



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MEDICAL OFFICE BUILDING FOR SALE

1213 BELLE HAVEN ROAD
ALEXANDRIA, VA

TARTAN
PROPERTIES



Sale Price

\$1,100,000

OFFERING SUMMARY

Building Size:	3,647 SF
Lot Size:	19,465 SF
Price / SF:	\$301.62
Year Built:	1967
Zoning:	Building: C-3 Parking Lot: C-2
Real Estate Taxes:	\$6,592.00

VIRTUAL TOUR

PROPERTY OVERVIEW

An exceptional and irreplaceable medical/commercial asset in one of Northern Virginia's most affluent neighborhoods. Presented for the first time ever to the market, this landmark mid-century modern property represents a rare and coveted opportunity to acquire an architecturally significant asset in the heart of the exclusive Belle Haven community of Alexandria, Virginia.

Designed by the celebrated firm Vosbeck & Vosbeck Architects and constructed in 1967, this award-winning single-story building has been meticulously maintained and stands as a distinguished example of mid-century modern design. The property comprises two parcels (1213 Belle Haven Road & 6305 Eleventh Street) totaling 19,465 SF of land with 3,647 SF of building area, offering an exceptional canvas for a discerning owner-user or investor. Belle Haven represents one of the most underserved medical and commercial submarkets in the region. With virtually zero inventory of comparable medical or commercial properties, the incoming owner will enjoy an unmatched first-mover advantage in a high-barrier-to-entry market.

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PROPERTY DETAILS

- Abundant on site surface parking
- One story building on second level
- Currently no elevator
- New roof in 2025
- Views of Belle Haven Club and GW Parkway
- Previous an orthodontics practice for over 50 years
- Private entrance/exit for doctors

LOCATION DESCRIPTION

Situated immediately adjacent to the prestigious Belle Haven Country Club, the property benefits from exceptional visibility and accessibility, surrounded by an affluent, established residential community with strong demographics and significant disposable income - an ideal patient or client base for a medical, dental, or specialty practice.

PERMITTED USES INCLUDE

- Child Care
- Health and Exercise Facility
- Personal Services
- Private School
- Religious Assembly
- Restaurant
- Adult Day Care
- Bank
- General Office
- Catering

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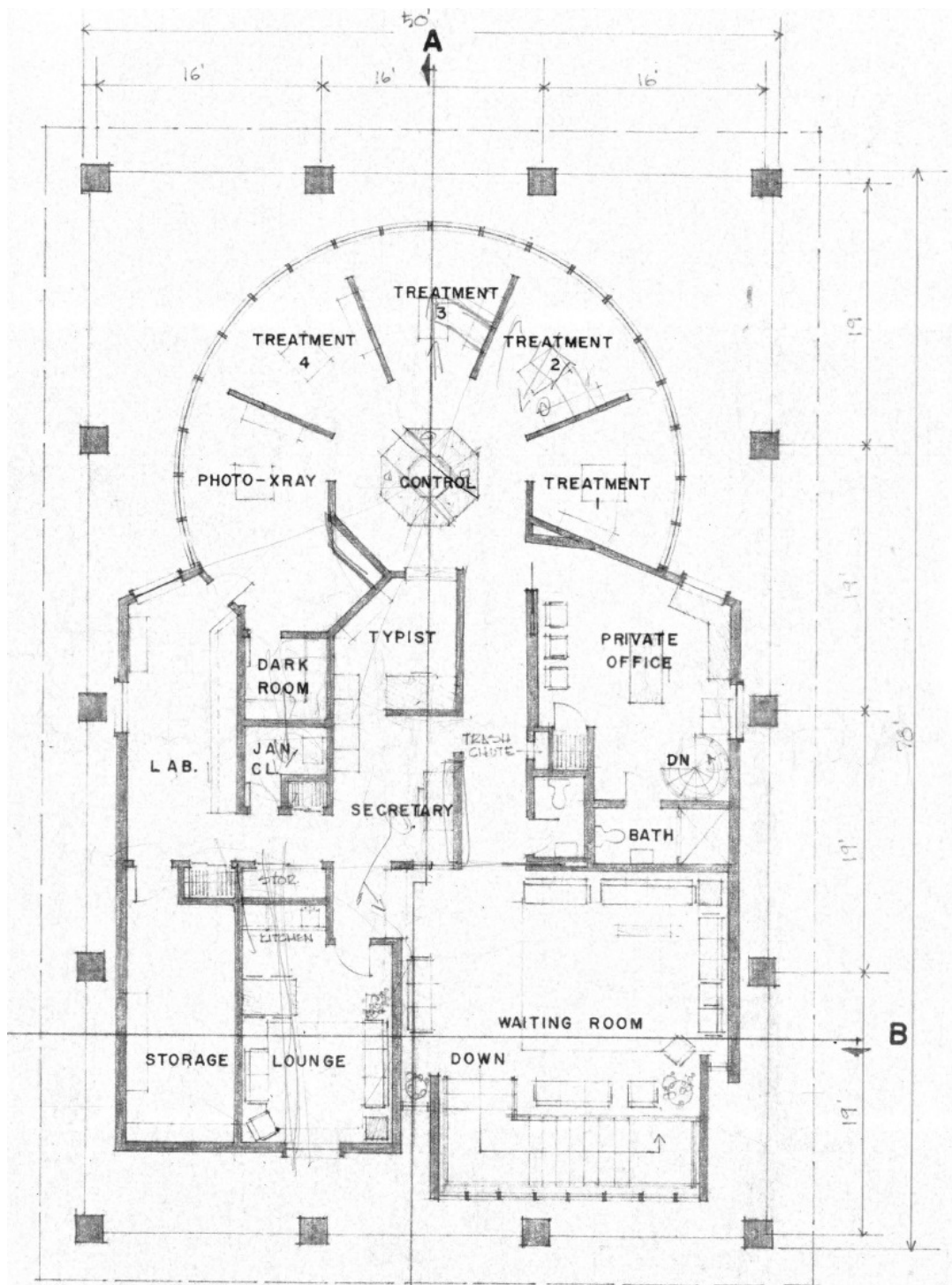


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1213 BELLE HAVEN ROAD
ALEXANDRIA, VA 22307

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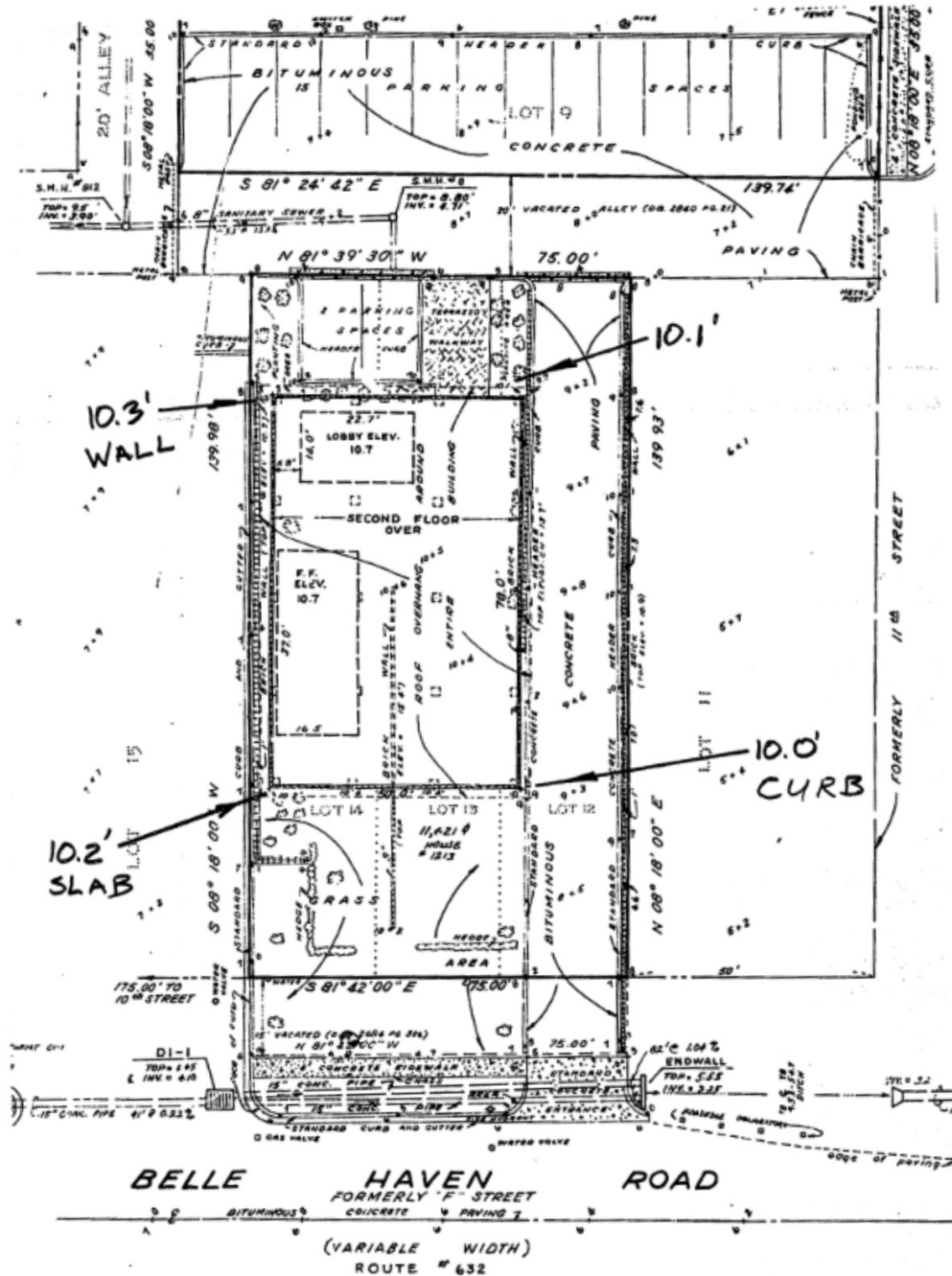


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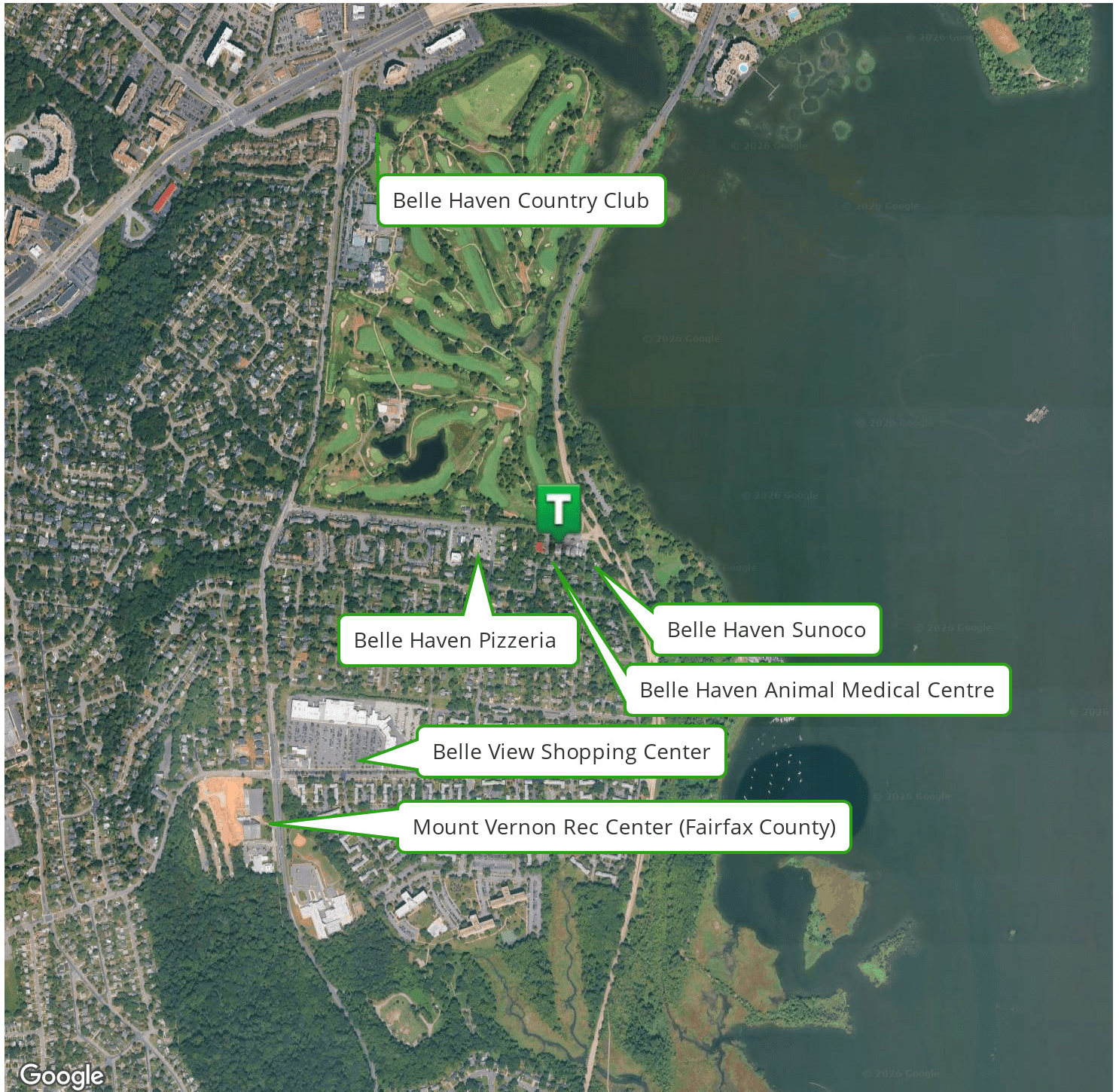


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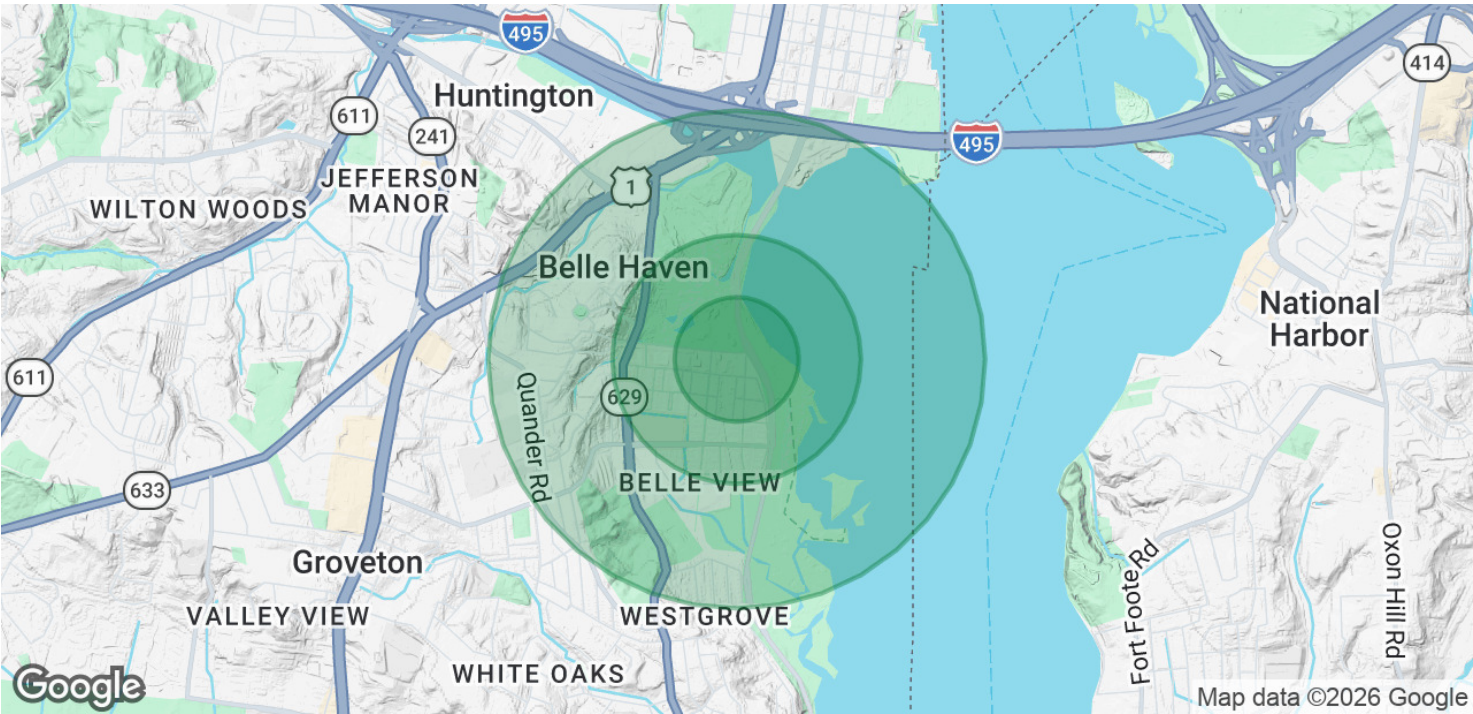


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	75	1,279	10,798
Average Age	42.5	44.9	40.0
Average Age (Male)	44.4	43.3	40.5
Average Age (Female)	39.2	48.7	39.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	729	5,722
# of Persons per HH	2.4	1.8	1.9
Average HH Income	\$255,909	\$150,159	\$146,228
Average House Value	\$885,840	\$477,945	\$673,333

2023 American Community Survey (ACS)

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EXCLUSIVELY MARKETING BY:



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