

7229 Little River Turnpike Unit 4

7229 Little River Tpke, Annandale, VA 22003

Presented by
TAB Revocable



Price: \$700,000

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Looking for offers on this unique property. New tenant Hanmipost has signed a 3 year lease. This is a freestanding building that has frontage to Little River Turnpike. Vehicles have a good view of the building that are stopped at the intersection of Columbia Pike and Little River. The inside open floor plan pops. This is in the TAB business condo that has ample common parking for all businesses. The unit also has its own designated area for two parking spaces. This is zoned C6 can be used for almost any retail, office, or business. As a small unit in the business condo it owns 11.8 percent of the overall land total of 1.51 acres in the business condo, so the share is .178 acres. The new Chick Fil-A down the street purchased 1.12 acres for 2.5 million in 2018. This property is located within the Annandale Commercial Revitalization District (<https://www.fcrevite.org/annandale>). This could be a great investment if this site is to be redeveloped in the future.

This property has good lease revenue. Current tenant HANMIPOST and previous tenants SmokeTime tobacco shop, and a Psychic reader. The range of offers are preferably in the 700k range, but because of the uniqueness of the property ALL OFFERS WILL BE ENTERTAINED.

John Blaeuer

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TAB Revocable

13168 Morning Spring Ln

Fairfax, VA 22033

Frontage to Little River

C-6 community retail, or other uses

Two dedicated parking spots for the unit, plus ample community parking
standalone building

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Property Photos



Building Photo

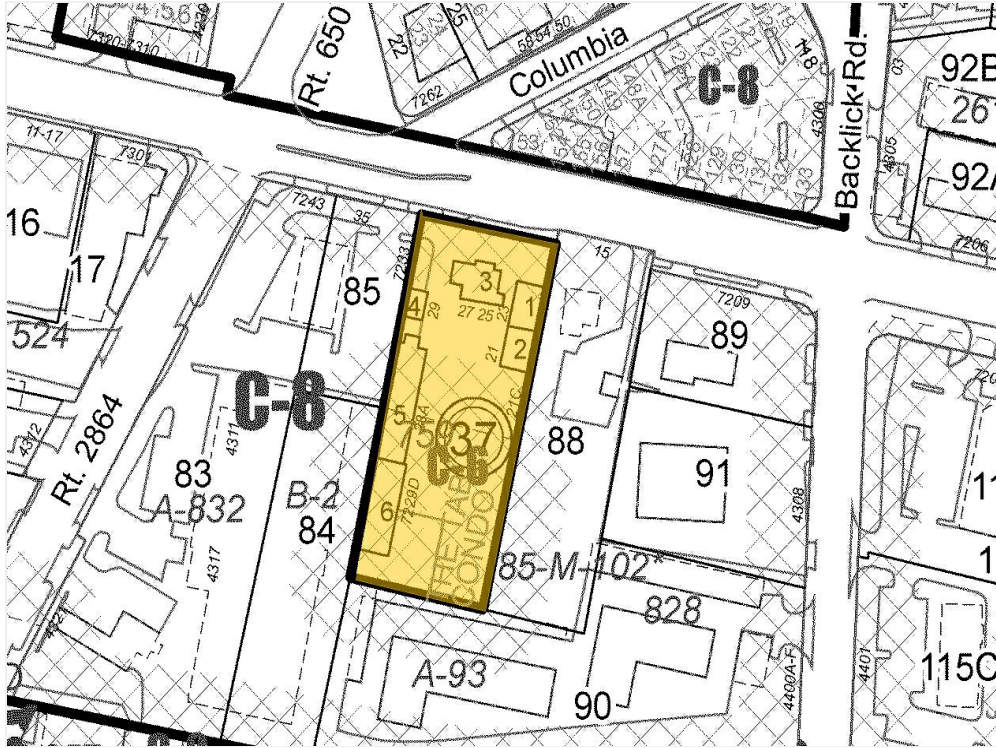


Primary Photo

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Property Photos



Plat Map



Building Photo

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Location

