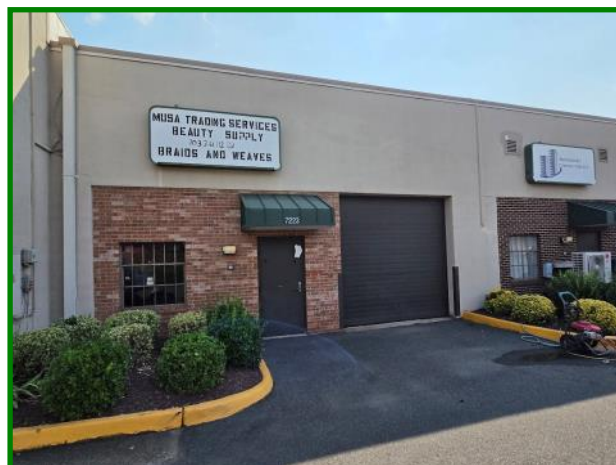


RETAIL/WAREHOUSE CONDO FOR SALE ON I-66 IN MANASSAS

7222 Nathan Ct
7223 Gabe Ct
Manassas, VA 20109



Retail/ flex warehouse condo units in the highly sought-after Build America 8 Complex in Manassas, VA, which is visible from I-66 at RT 234 Business. Front unit is retail storefront with 2 offices and air-conditioning. Back unit is warehouse with drive in door. 4,750 sf with approximately 3,400 SF of first floor space and additional 1,350 SF of mezzanine storage area. Positioned near the bustling intersection of Balls Ford Road and Sudley Road this property offers prime logistics and high visibility within the thriving Route 29/I-66 Corridor commercial hub. Currently leased on a month to month basis and tenant can stay or go. Formerly used as fireplace showroom, shop and warehouse. Zoned B-1 Commercial. GPIN #'s: 7697-15-4193 (7222 Nathan Ct) & 7697-15-3591 (7223 Gabe Ct). Condo Fees: \$608.00 per month.

Sales Price: \$950,000.00



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136

Fax: 703-368-7238

Email: ebw@wright-realty.com

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

