

FOR SALE

8407 RICHMOND HWY
SUITES D & E, ALEXANDRIA, VA 22309



TWO ADJACENT, CONNECTED COMMERCIAL OFFICE
CONDOS IN POTOMAC SQUARE!

**CENTURY 21
COMMERCIAL.**
New Millennium

LIST PRICE:
\$300,000 per suite,
or \$600,000 for both



CREATING COMMERCIAL COMMUNITIES

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**TWO ADJACENT, CONNECTED COMMERCIAL OFFICE
CONDOS IN POTOMAC SQUARE!**

Two adjacent, connected commercial condos for sale in Potomac Square, a well-established commercial condominium park along the busy Richmond Highway (Route 1) corridor in Alexandria's Mount Vernon area. Suites D and E offer a combined 2,304 sq ft, currently occupied by a non-profit organization. Unit(s) will be delivered vacant at closing. Each 1,152 sq ft suite is offered individually for \$300,000, or both may be purchased together for \$600,000.

Built in 1985 and zoned C-5 (Neighborhood Retail Commercial District), the site allows a wide range of by-right commercial uses including: professional and business offices, personal service establishments, retail sales, financial institutions, restaurants, medical and repair service establishments, private clubs, and other neighborhood-serving commercial uses. Convenient access to 95, 495, and the Fairfax County Pkwy, and within easy reach of Fort Belvoir, one of the region's largest employers and home to major defense and government contractor activity, as well as Inova Mount Vernon Hospital and the Fort Belvoir Community Hospital nearby. Retail and dining options are abundant and close by, including the Mount Vernon Plaza shopping center just up the road, the Beacon Center featuring Target and Home Depot, and numerous local restaurants. Staff and visitors will enjoy proximity to the Huntington Metro Station, Old Town Alexandria's shops and historic waterfront district, and the National Harbor entertainment and dining destination just across the Potomac. Suites D and E feature a welcome/reception area, a total of eight private offices (a few with front windows, and several larger offices in the back with rear-facing windows), a functional kitchen/break room with ceramic tile flooring, a conference room, two bathrooms, and several copy/filing storage areas. The building offers a surface parking lot with ample unassigned parking spaces. This is a rare opportunity to acquire a well-located, versatile commercial condominium in a high-traffic corridor with strong visibility.

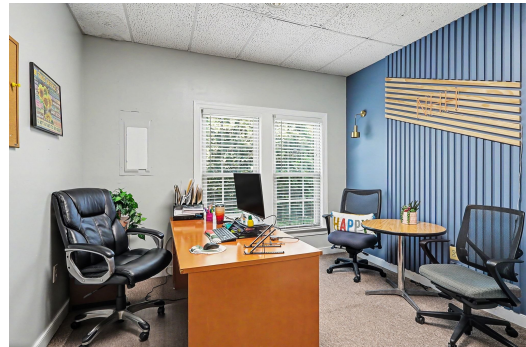
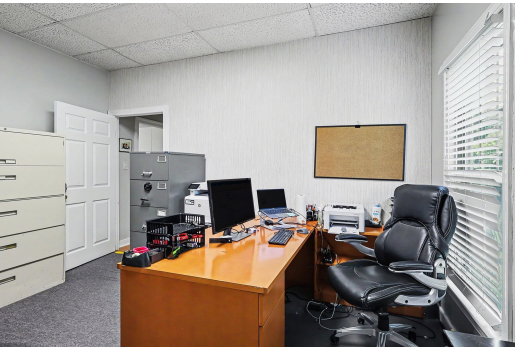
HIGHLIGHTED FEATURES

Property Highlights

- Two adjacent, connected commercial office condos totaling 2,304 sq ft in Potomac Square along Route 1.
- Eight private offices, conference room, welcome/reception area, kitchen/break room, two bathrooms, and copy/filing storage.
- Surface parking lot with multiple unassigned parking spaces for staff and visitors.
- Flexible layout – use as one large contiguous suite or reinstall dividing wall for two fully independent 1,152 sq ft units.
- Close to Fort Belvoir, Inova Mount Vernon Hospital, and Fort Belvoir Community Hospital.

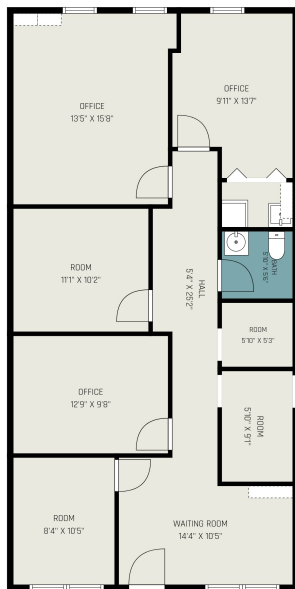
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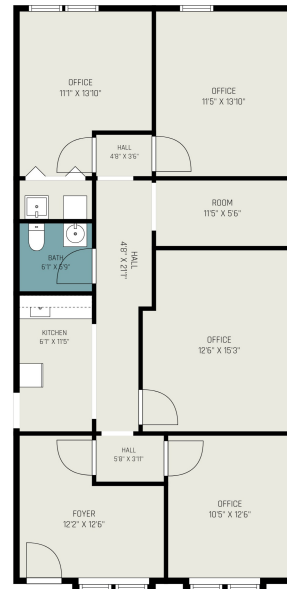


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CENTURY 21 COMMERCIAL®
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