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 & 7697-15-3591.

Condo Fees: $608.00 per month
Sales Price: $950,000.00

WRIGHT REALTY, INC.

Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
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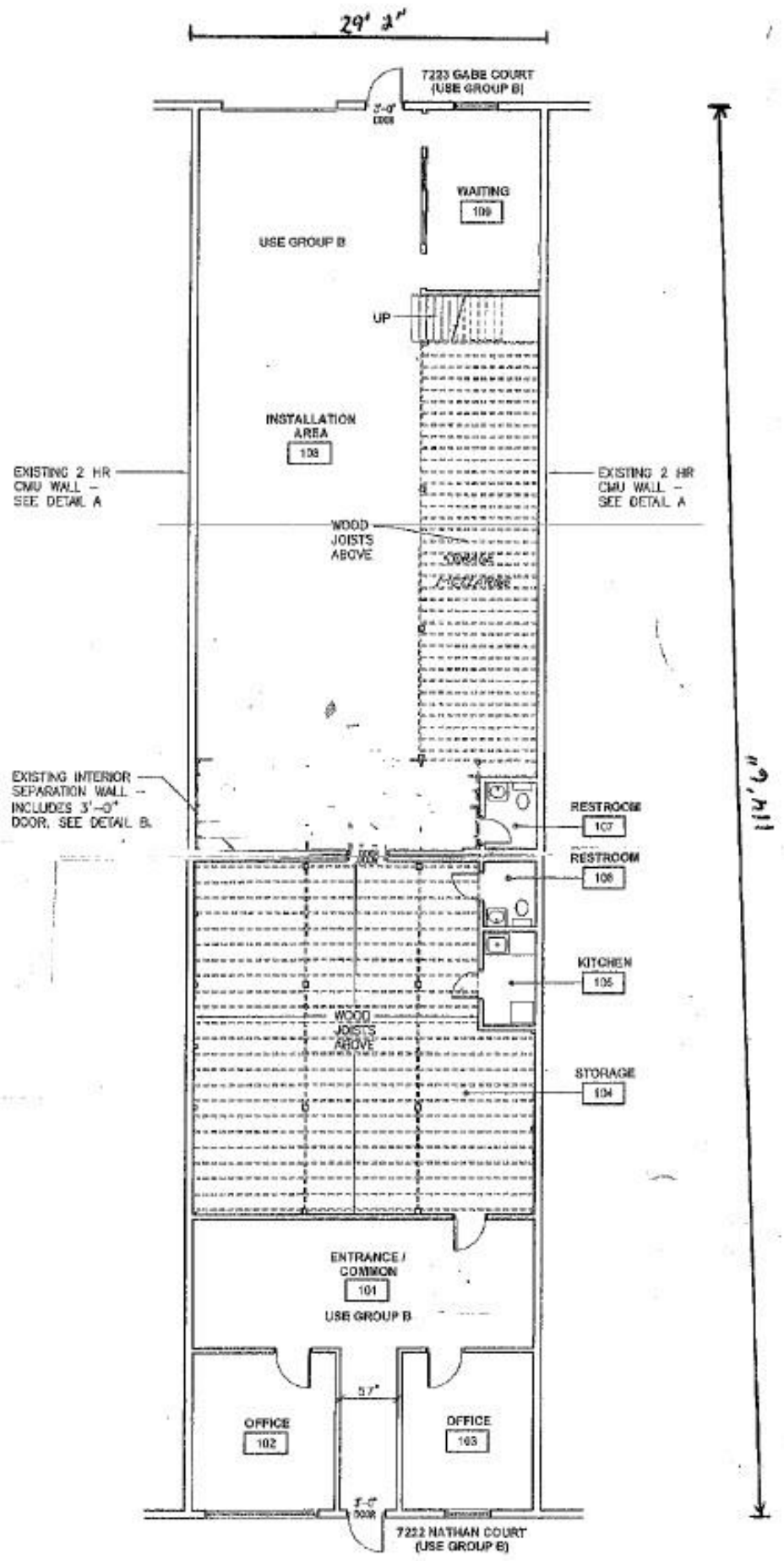
Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.


29' 3"
7223 GABE COURT
(USE GROUP B)
3'-0" DOOR
WAITING
109
USE GROUP B
UP
INSTALLATION
AREA
108
EXISTING 2 HR
CMU WALL -
SEE DETAIL A
EXISTING 2 HR
CMU WALL -
SEE DETAIL A
WOOD
JOISTS
ABOVE
EXISTING INTERIOR
SEPARATION WALL -
INCLUDES 3'-0"
DOOR. SEE DETAIL B.
RESTROOM
107
RESTROOM
106
KITCHEN
105
WOOD
JOISTS
ABOVE
STORAGE
104
ENTRANCE /
COMMON
101
USE GROUP B
5'-7"
OFFICE
102
OFFICE
103
3'-0"
DOOR
7222 NATHAN COURT
(USE GROUP B)
114' 6"

Cracker Barrel Old Country Store
Golden Corral Buffet & Grill
Tractor Supply Co.
Best Western Battlefield Inn-M...