



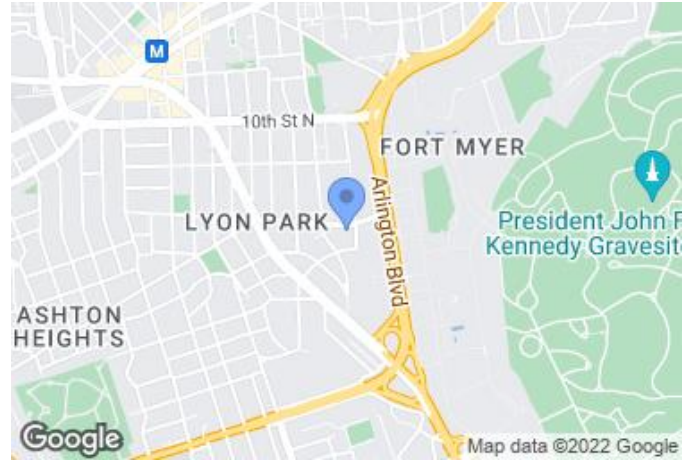
Client Full

2300 N Pershing Dr #1, Arlington, VA 22201

Active

Commercial Sale

\$1,100,000



MLS #: VAAR2022698
Tax ID #: 18-058-027
Ownership Interest: Fee Simple
Sub Type: Office
Waterfront: No
Views: City

Available SqFt: 2,032.00
Price / Sq Ft: 541.34
Business Use: Flex, Health Club, Medical, Other, Other/General Retail, Professional, Storage
Year Built: 2004
Property Condition: Very Good

Location

County: Arlington, VA
In City Limits: Yes
Transportation: Airport less than 10 Miles, Bus Stop less than 1 mile, Metro/Subway Station less than 1 mile

School District: Arlington County Public Schools

Association / Community Info

Prop Mgmt Company: Brompton's at Lyon Park
Property Manager: Yes

Association Recreation Fee: Yes \$875

Taxes and Assessment

Tax Annual Amt / Year: \$9,609 / 2022
County Tax: \$9,468 / Annually
City/Town Tax: Annually
Refuse Fee:
Zoning: C-1
Zoning Description: commercial condo

Tax Assessed Value: \$832,000 / 2022
Imprv. Assessed Value: \$750,700
Land Assessed Value: \$81,300
Special Assmt: \$1,500.00
Special Assmt Remaining:

Commercial Sale Information

Business Type: Flex, Health Club, Medical, Other, Other/General Retail, Professional, Storage
Possible Use: Financial, Flex Space, Investment, Office, Other, Professional Service, Retail, Spa, Special Purpose, Telecommunication Site
Property Use: Investment
Gross Income: \$72,696
Cap Rate: 4.62
Net Operating Income: \$50,186
Financial Data Source: Accountant, Owner, Property Manager

Present Licenses: None
Potential Tenancy: Multiple
Building Area Total: 2,032 / Estimated
Gross SchedId Income: \$80,773

Expenses

Operating Expenses: \$39,379
Op. Expense Includes: Electric, Heating/Cooling, Management Fees, Repair/Maintenance, Water, Trash
Annual Fuel: \$0
Annual Heating: \$0
Annual Gross Expense: \$22,510
Annual Electric: \$0
Trash: \$0

Building Info

Yr Major Reno/Remodel: 2018
Construction Materials: Brick
Flooring Type: Laminate Plank

Building Total SQFT: 2,032 / Estimated

Roof: Flat
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0a / 0sf / Assessor
Views: City

Ground Rent

Ground Rent Exists: No
Ground Rent Amount: Annually

Parking

Car Parking Spaces 22
Total Parking Spaces 22
Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, 32"+ wide doors, 36"+ wide Halls, Elevator; Fire Detection System, Intercom, Smoke Detector; Door Features: Double Entry, Insulated

Utilities

Utilities: Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Hook/Up Avail; Internet Services: Cable, Fiber Optic, Other

Remarks

Public: EXCLUSIVE 2,032 SF OFFICE SPACE AVAILABLE FOR SALE – Expand your business or add to your real estate portfolio this extraordinary and exclusive condominium conveniently located about 5-minutes away from i395, i66, Rosslyn, Clarendon, Crystal City, Amazon HQ2, Ronald Reagan Airport, and WASH DC! Easy and free parking available for occupants and visitors in the enormous parking lot! Condo fee of \$875/month includes all utilities and common area maintenance! The layout of the unit is currently constructed with 11 sub-units that are all leased at the moment! This magnificent suite also features: Elevator access, secure 24-hour building entry (keypad), light filled offices, shared kitchenette, and a reception area! This office is perfect for a growing business or investor! Schedule a tour today!!!

Directions

GPS

Listing Details

Original Price:	\$1,100,000	DOM:	101
Annual Rental Income:	88,773.00	Listing Terms:	All Negotiation Thru Lister
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	09/19/2022		
Possession:	Immediate, Negotiable		
Acceptable Financing:	Cash, Conventional, Other		

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