



10655 Fairfax Blvd

10655 Fairfax Blvd, Fairfax, VA 22030

SAMSON
PROPERTIES



Jeff Stahle

Samson Properties

14526 Lee Rd, Suite 100, Chantilly, VA 20151

realjeff31@gmail.com

Ext:



10655 Fairfax Blvd

\$48.00 /SF/Yr

Turn key coffee shop is ready for owner operator. Great Fairfax City location with plenty of parking and inside/outside seating. Business and equipment sale listed at \$129,888 and subject to acceptable lease terms with seller/landlord. The space is approximately 1340 sf including kitchen, retail counter, inside seating, 2 handicap restrooms and basement storage area. Additional seating upstairs possible. The common building elements are large front deck with seating, large side patio also with seating, some covered, and nice parking area. Prime location right on...

- Direct frontage off of Fairfax Blvd at lighted intersection.
- Ample parking located behind the building for customers.
- Additional space on the second level can be negotiated if tenant wants included.
- Basement storage space included with the lease.
- Outdoor patio and deck seating.
- Receiving door located on the side of the building for trash and deliveries.



Rental Rate:	\$48.00 /SF/Yr
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	3,400 SF
Year Built:	1900
Walk Score ®:	80 (Very Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$4.00 USD/SF/Mo

1st Floor

Space Available	1,340 SF
Rental Rate	\$48.00 /SF/Yr
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
baskin robbins	-	



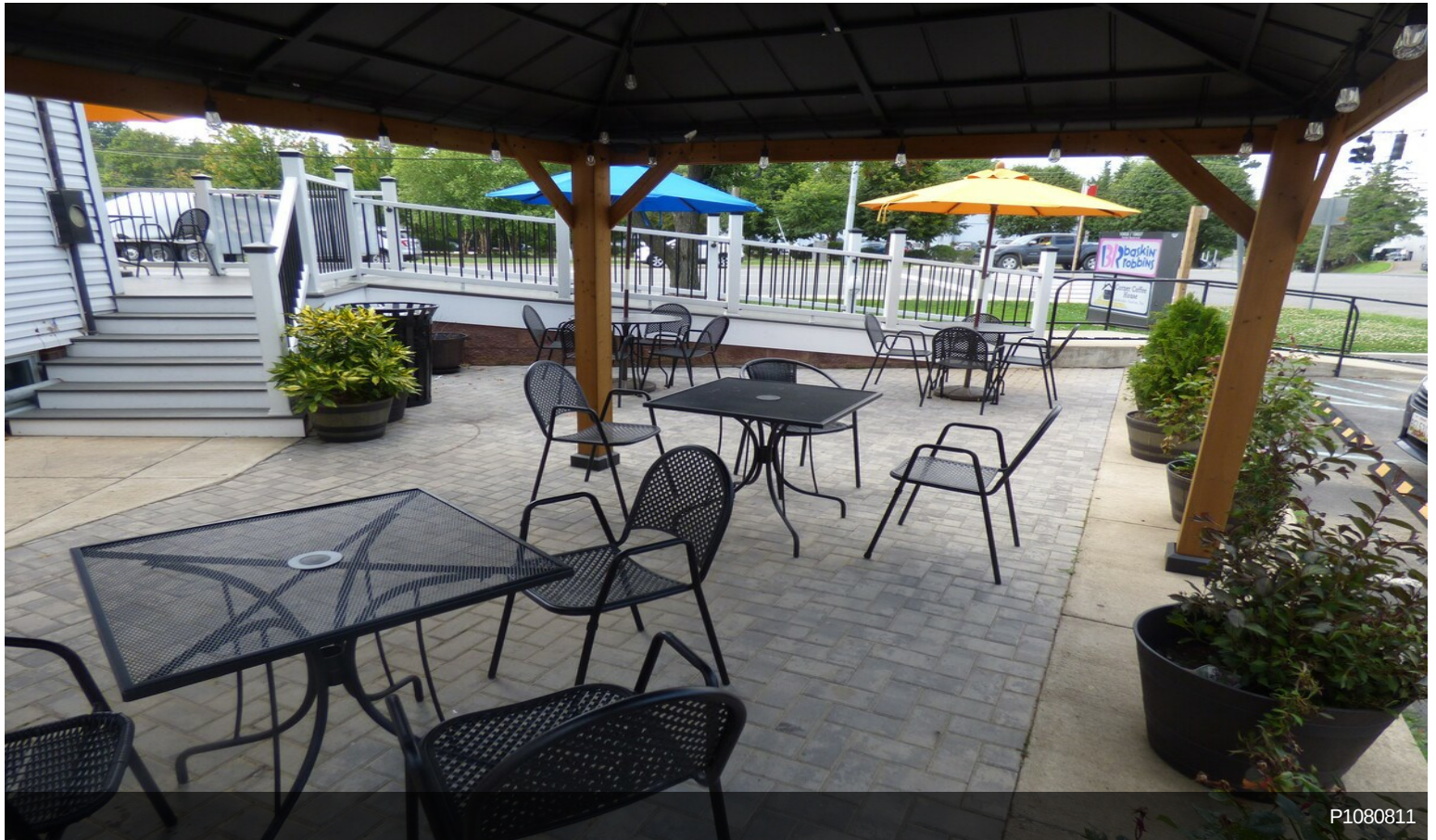
10655 Fairfax Blvd, Fairfax, VA 22030

Turn key coffee shop is ready for owner operator. Great Fairfax City location with plenty of parking and inside/outside seating. Business and equipment sale listed at \$129,888 and subject to acceptable lease terms with seller/landlord. The space is approximately 1340 sf including kitchen, retail counter, inside seating, 2 handicap restrooms and basement storage area. Additional seating upstairs possible. The common building elements are large front deck with seating, large side patio also with seating, some covered, and nice parking area. Prime location right on Fairfax Blvd/route 50/29 at corner with a light. Super visibility and next to new development of 266 housing units. The commission will be calculated on the first term of the lease without any options. The sale of the business and or any equipment will be outside of the commission agreement. The seller/landlord is offering a 5 year lease and one 5 year option to qualified Tenants.

Property Photos



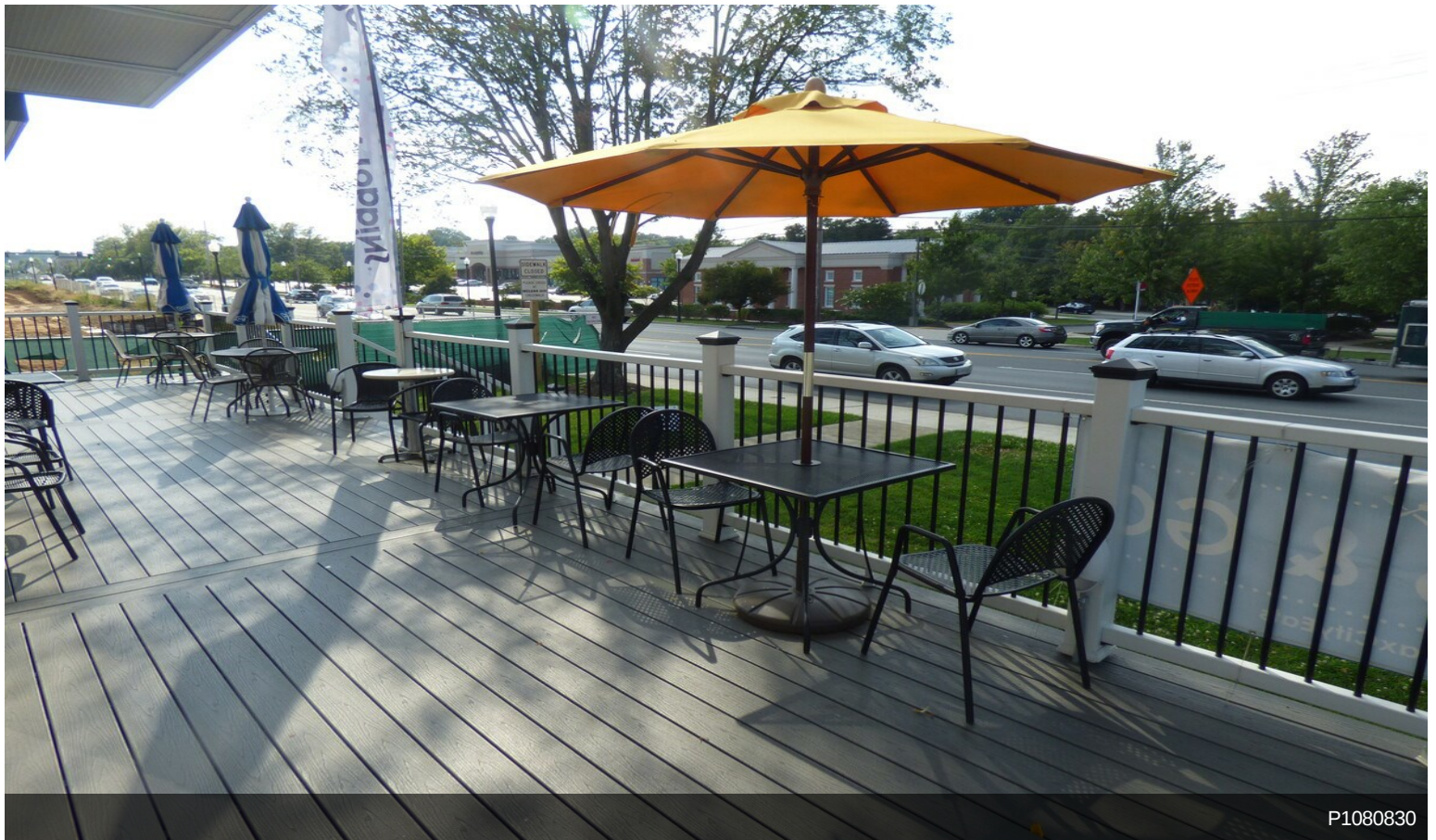
Property Photos



Property Photos



P1080812



P1080830

Property Photos



Plat Map