



WEBER
RECTOR
COMMERCIAL REAL
ESTATE SERVICES

INVESTMENT OFFICE CONDO

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

FOR SALE INVESTMENT OFFICE CONDO 9253 Mosby Street B, Second Floor, Manassas, VA

Fully Leased!



HIGHLIGHTS

- Approximately 3,039 SF 2nd Floor Office Condo
Includes:
 - Two Office Suites (Both Leased)
 - Suite 201- 1,500 SF
 - Suite 202- 1,539 SF
 - Two Bathrooms
 - Shared Kitchen Area
- On Site Parking
- Close to Courthouse & Old Town Manassas
- Monthly Income: \$3,800.00
- Annual Expenses: \$18,000.00 (approx.)
- Cap Rate: 5.26%

SALE PRICE:
\$525,000.00

WWW.WEBER-RECTOR.COM

BRIAN SNOOK
(703) 330-1224

BRIAN@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street Manassas, VA 20110



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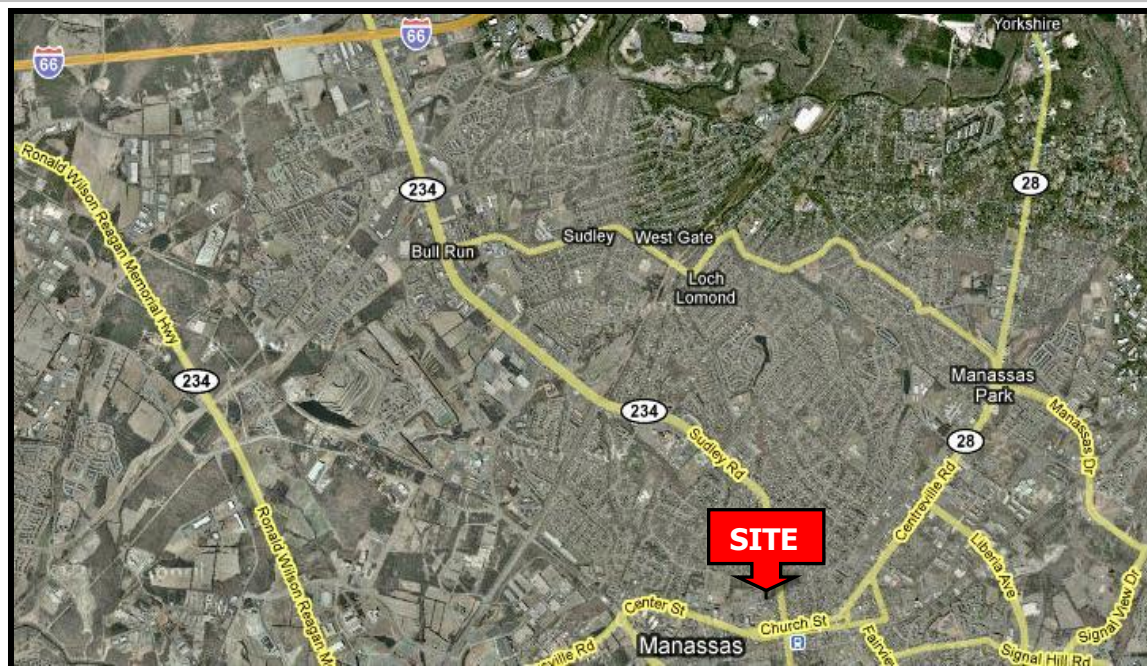
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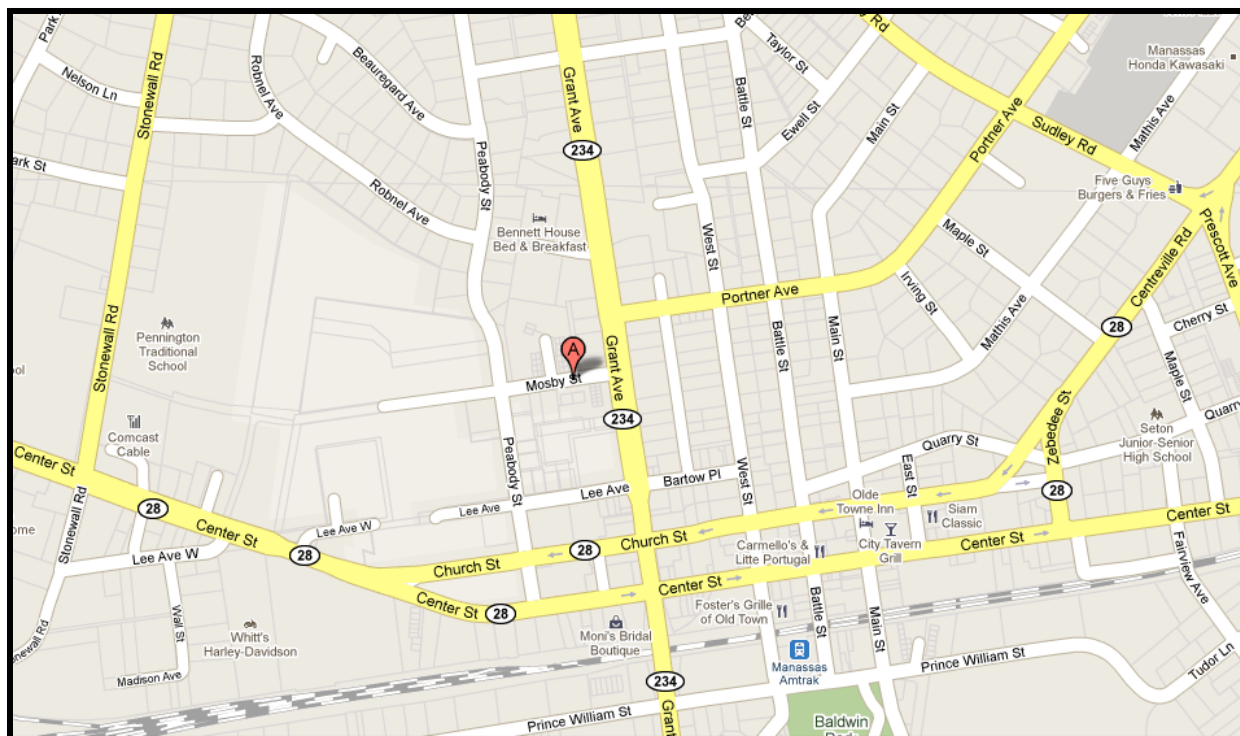
FOR SALE

INVESTMENT OFFICE CONDO

9253 Mosby Street B, Second Floor, Manassas, VA



Walking distance to Prince William County Courthouse
Just minutes from Prince William Parkway, Liberia Avenue, Rt. 28 and I-66
Just blocks from from VRE Station



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