



PROPERTIES FOR SALE - JULY 2019

1 Railroad Avenue

Office Portfolio Portfolio of 2 Class B Office properties in Fairfax, VA, having total size of 2,320 SF, and for sale at \$520,000 (\$224.14/SF)

Sale Price: \$520,000	RBA: 2,320 SF
Price/SF: \$224.14	Days On Market: 1,048
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **East Coast Commercial Investment Realty / George B. Dungan (571) 243-6387**
 Portfolio Properties: **3905 Railroad Ave (not for sale individually)**
3905 Railroad Ave (not for sale individually)

2 Professional Center Of Fairfax

Office Portfolio Portfolio of 2 Class C Office properties in Fairfax, VA, having total size of 2,236 SF, and for sale at \$560,000 (\$250.45/SF)

Sale Price: \$560,000	RBA: 2,236 SF
Price/SF: \$250.45	Days On Market: 369
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Owner User	



Sales Contacts: **East Coast Commercial Investment Realty / George B. Dungan (571) 243-6387**
 Portfolio Properties: **10875 Main St (not for sale individually)**
10875 Main St (not for sale individually)

3

Office Portfolio Portfolio of 2 Class B Office properties in Fairfax, VA, having total size of 3,000 SF, and for sale at \$700,000 (\$233.33/SF)

Sale Price: \$700,000	RBA: 3,000 SF
Price/SF: \$233.33	Days On Market: 185
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Owner User	



Sales Contacts: **Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109**
 Portfolio Properties: **3905 Railroad Ave (also for sale individually)**
3905 Railroad Ave (also for sale individually)

4

Office Portfolio Portfolio of 2 Class B Office properties in Fairfax, VA, having total size of 3,000 SF, and for sale at \$750,000 (\$250.00/SF)

Sale Price: \$750,000	RBA: 3,000 SF
Price/SF: \$250.00	Days On Market: 67
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: **Sorelle Realty / Anne Nouri (703) 495-7500**
 Portfolio Properties: **11094 Lee Hwy (not for sale individually)**
11094 Lee Hwy (not for sale individually)

PROPERTIES FOR SALE - JULY 2019

5 3950 Chain Bridge Rd - The Moore-McCandlish House

Fairfax, VA 22030
The Moore-McCandlish House

Sale Price: \$2,300,000	RBA: 6,550 SF
Price/SF: \$351.15	% Leased: 100.0%
Cap Rate: 5.00%	Land Area: 1.30 AC
Building Type: Class B Office	Year Built: -
Sale Status: Active	Typ Floor Size: 2,183 SF
Days on Market: 74	Stories: 3
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: **S.L. Nusbaum Realty Co. / Michael Zarpas (757) 640-2235**

6 4248-4250 Chain Bridge Rd - Fairfax Professional Village, Fairfax Professional Village, Unit 4242

Fairfax, VA 22030
Fairfax Professional Village,
Fairfax Professional Village

Condo Sale Price: \$250,000	Sale Status: Active
Unit SF: 897 SF	Days On Market: 272
Price/SF: \$278.71	Floor #: 1
Cap Rate: 5.00%	Unit #: 4242
Sale Conditions: -	
Sale Type: Investment Or Owner User	
Building Type: Office Live/Work Unit	Year Built: 1979
RBA: 13,503 SF	Typ Floor Size: 6,751 SF
% Leased: 85.9%	Stories: 2
Land Area: -	



Sales Contacts: **Ajay Gupta / Ajay Gupta (703) 625-5425**

7 4248-4250 Chain Bridge Rd - Fairfax Professional Village, Fairfax Professional Village, Unit 4248 A and

Fairfax, VA 22030
Fairfax Professional Village,
Fairfax Professional Village

Condo Sale Price: \$375,000	Sale Status: Active
Unit SF: 1,900 SF	Days On Market: 94
Price/SF: \$197.37	Floor #: 2
Cap Rate: -	Unit #: 4248 A and
Sale Conditions: Lease Option	
Sale Type: Owner User	
Building Type: Office Live/Work Unit	Year Built: 1979
RBA: 13,503 SF	Typ Floor Size: 6,751 SF
% Leased: 85.9%	Stories: 2
Land Area: -	



Sales Contacts: **Conley Real Estate LLC / John Manganello (703) 625-9159**

8 10327-10341 Democracy Ln - Providence Hill, Unit 10341-B

Fairfax, VA 22030
Providence Hill

Condo Sale Price: \$275,000	Sale Status: Active
Unit SF: 1,172 SF	Days On Market: 81
Price/SF: \$234.64	Floor #: 1
Cap Rate: -	Unit #: 10341-B
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Loft/Creative Space	Year Built: 1985
RBA: 20,000 SF	Typ Floor Size: 11,047 SF
% Leased: 88.9%	Stories: 2
Land Area: 1.34 AC	



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

PROPERTIES FOR SALE - JULY 2019

9 10363-10383 Democracy Ln - Democracy Square Business Ctr, Unit 10373B

Fairfax, VA 22030
Democracy Square Business Ctr

Condo Sale Price: **\$226,575** Sale Status: **Active**
 Unit SF: **1,007 SF** Days On Market: **178**
 Price/SF: **\$225.00** Floor #: **2**
 Cap Rate: - Unit #: **10373B**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Office** Year Built: **1982**
 RBA: **39,200 SF** Typ Floor Size: **36,470 SF**
 % Leased: **97.4%** Stories: **2**
 Land Area: -



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

10 3850 Jermantown Rd

Fairfax, VA 22030

Sale Price: **\$4,995,000** RBA: **38,600 SF**
 Price/SF: **\$129.40** % Leased: **100.0%**
 Cap Rate: - Land Area: **1.90 AC**

Building Type: **Service** Year Built: **1975**
 Sale Status: **Active** Ceiling Height: **16'0"**
 Days on Market: **327** Drive Ins: **3 (total)**
 Zoning: **CR** Loading Docks: **1 ext (bldg. total)**
 Sale Conditions: -
 Sale Type: **Investment**



Sales Contacts: **Newmark Knight Frank / Larry FitzGerald (703) 918-0221 / Cole Spalding (703) 918-0230**

11 10625-10627 Jones St - Red Maple Court, Unit 301B

Fairfax, VA 22030
Red Maple Court

Condo Sale Price: **\$210,000** Sale Status: **Active**
 Unit SF: **1,000 SF** Days On Market: **161**
 Price/SF: **\$210.00** Floor #: **3**
 Cap Rate: - Unit #: **301B**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Office** Year Built: **1988**
 RBA: **13,096 SF** Typ Floor Size: **4,365 SF**
 % Leased: **84.7%** Stories: **3**
 Land Area: -



Sales Contacts: **Long & Foster Real Estate, Inc. (Commercial Div.) / Kinder Saund (703) 873-5750**

12 10521 Judicial Dr, Unit 201

Fairfax, VA 22030

Condo Sale Price: **\$792,000** Sale Status: **Active**
 Unit SF: **3,772 SF** Days On Market: **300**
 Price/SF: **\$209.97** Floor #: **2**
 Cap Rate: - Unit #: **201**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Office** Year Built: **1981**
 RBA: **30,000 SF** Typ Floor Size: **10,000 SF**
 % Leased: **86.0%** Stories: **3**
 Land Area: **1.24 AC**



Sales Contacts: **Weichert Realtors / Mike DeCarlo (703) 938-6070**

PROPERTIES FOR SALE - JULY 2019

13 10521 Judicial Dr, Unit 205

Fairfax, VA 22030
 Condo Sale Price: **\$291,400** Sale Status: **Active**
 Unit SF: **1,240 SF** Days On Market: **159**
 Price/SF: **\$235.00** Floor #: **2**
 Cap Rate: - Unit #: **205**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Building Type: **Office** Year Built: **1981**
 RBA: **30,000 SF** Typ Floor Size: **10,000 SF**
 % Leased: **86.0%** Stories: **3**
 Land Area: **1.24 AC**



Sales Contacts: **Weichert Realtors / Mike DeCarlo (703) 938-6070**

14 10521 Judicial Dr, Unit 100

Fairfax, VA 22030
 Condo Sale Price: **\$710,000** Sale Status: **Active**
 Unit SF: **2,842 SF** Days On Market: **94**
 Price/SF: **\$249.82** Floor #: **1**
 Cap Rate: - Unit #: **100**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Building Type: **Office** Year Built: **1981**
 RBA: **30,000 SF** Typ Floor Size: **10,000 SF**
 % Leased: **86.0%** Stories: **3**
 Land Area: **1.24 AC**



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

15 10605 Judicial Dr - Lawyers Row Condos, Unit A-2

Fairfax, VA 22030
 Lawyers Row Condos
 Condo Sale Price: **\$510,000** Sale Status: **Active**
 Unit SF: **2,218 SF** Days On Market: **289**
 Price/SF: **\$229.94** Floor #: **1**
 Cap Rate: - Unit #: **A-2**
 Sale Conditions: **Build to Suit**
 Sale Type: **Owner User**

Building Type: **Office** Year Built: **1984**
 RBA: **20,947 SF** Typ Floor Size: **6,982 SF**
 % Leased: **89.4%** Stories: **3**
 Land Area: -



Sales Contacts: **Kelley Commercial Real Estate, Inc. / Paula Kelley (703) 766-4682**

16 9668-9683 Main St - Woodson Square, Unit 9681 A&B

Fairfax, VA 22031
 Woodson Square
 Condo Sale Price: **\$440,000** Sale Status: **Active**
 Unit SF: **2,145 SF** Days On Market: **13**
 Price/SF: **\$205.13** Floor #: **1**
 Cap Rate: - Unit #: **9681 A&B**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Industrial Live/Work Unit** Year Built: **1989**
 RBA: **12,000 SF** Typ Floor Size: **1,751 SF**
 % Leased: **100.0%** Stories: **3**
 Land Area: **0.72 AC**



Sales Contacts: **Samson Properties / Samira Rantisi (703) 378-8810**

PROPERTIES FOR SALE - JULY 2019

17 9685-9691 Main St - Woodson Square, Unit A

Fairfax, VA 22031
Woodson Square

Condo Sale Price: **\$242,500**
Unit SF: **1,000 SF**
Price/SF: **\$242.50**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner User**

Sale Status: **Active**
Days On Market: **206**
Floor #: **1**
Unit #: **A**

Building Type: **Office**
RBA: **16,516 SF**
% Leased: **94.0%**
Land Area: **0.37 AC**
Year Built: **1986**
Typ Floor Size: **5,505 SF**
Stories: **3**



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

18 9693-9697 Main St - Woodson Square, Unit B

Fairfax, VA 22031
Woodson Square

Condo Sale Price: **\$249,900**
Unit SF: **1,000 SF**
Price/SF: **\$249.90**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner User**

Sale Status: **Active**
Days On Market: **355**
Floor #: **1**
Unit #: **B**

Building Type: **Medical**
RBA: **12,495 SF**
% Leased: **100.0%**
Land Area: -
Year Built: -
Typ Floor Size: **4,165 SF**
Stories: **3**



Sales Contacts: **Weichert Commercial Brokerage, Inc / Rich Blessing (703) 726-3909 X2962**

19 9909 Main St - Maddox Center

Fairfax, VA 22031
Maddox Center

Sale Price: **\$6,499,000**
Price/SF: **\$928.96**
Cap Rate: **6.78%**

Center Size: **6,996 SF**
% Leased: **100.0%**
Land Area: **0.69 AC**

Center Type: **Auto Dealership**
Year Built: **1985**
Sale Status: **Active**
Zoning: **C-3, Fairfax**
Days on Market: **160**
Stories: **City**
Sale Conditions: **1031 Exchange, Investment Triple Net**
Sale Type: **Investment**



Sales Contacts: **Keller Williams / Lou Bonfiglio (703) 533-1500**

20 10640 Main St - Railroad Square, Unit 103

Fairfax, VA 22030
Railroad Square

Condo Sale Price: **\$329,000**
Unit SF: **1,400 SF**
Price/SF: **\$235.00**
Cap Rate: -
Sale Conditions: -
Sale Type: **Investment**

Sale Status: **Active**
Days On Market: **19**
Floor #: **1**
Unit #: **103**

Building Type: **Medical**
RBA: **18,000 SF**
% Leased: **92.2%**
Land Area: **0.37 AC**
Year Built: **1985**
Typ Floor Size: **6,000 SF**
Stories: **3**



Sales Contacts: **Questor Realty, Inc. / Jennifer Neel (703) 750-9200 X104**

PROPERTIES FOR SALE - JULY 2019

21 10721 Main St - Fairfax Medical Center

Fairfax, VA 22030
Fairfax Medical Center

Sale Price: **\$18,320,000**
Price/SF: **\$317.94**
Cap Rate: **6.70%**

RBA: **57,621 SF**
% Leased: **93.3%**
Land Area: **3.47 AC**

Building Type: **Class B Office**
Sale Status: **Active**
Days on Market: **112**
Sale Conditions: **1031 Exchange**
Sale Type: **Investment**

Year Built: **1959**
Typ Floor Size: **14,405 SF**
Stories: **4**



Sales Contacts: **Summit Commercial Real Estate, LLC / James Legat (703) 677-0101 / Audrey Wallace (703) 544-9947**

22 10803 Main St, Unit 600

Fairfax, VA 22030

Condo Sale Price: **\$300,000**
Unit SF: **1,200 SF**
Price/SF: **\$250.00**
Cap Rate: **-**
Sale Conditions: **-**
Sale Type: **Owner User**

Sale Status: **Active**
Days On Market: **13**
Floor #: **1**
Unit #: **600**

Building Type: **Office**
RBA: **12,352 SF**
% Leased: **90.3%**
Land Area: **-**

Year Built: **-**
Typ Floor Size: **6,175 SF**
Stories: **2**



Sales Contacts: **Re/Max Gateway / Paul Mandell (703) 652-5760 X5737**

23 10803 Main St, Unit Suite 600

Fairfax, VA 22030

Condo Sale Price: **For Sale**
Unit SF: **1,200 SF**
Price/SF: **-**
Cap Rate: **-**
Sale Conditions: **-**
Sale Type: **Owner User**

Sale Status: **Active**
Days On Market: **4**
Floor #: **1**
Unit #: **Suite 600**

Building Type: **Office**
RBA: **12,352 SF**
% Leased: **90.3%**
Land Area: **-**

Year Built: **-**
Typ Floor Size: **6,175 SF**
Stories: **2**



Sales Contacts: **Re/Max Gateway / Paul Mandell (703) 652-5760 X5737**

24 3848-3852 Old Lee Hwy, Unit 3850

Fairfax, VA 22030

Condo Sale Price: **\$600,000**
Unit SF: **1,259 SF**
Price/SF: **\$476.57**
Cap Rate: **-**
Sale Conditions: **-**
Sale Type: **Investment**

Sale Status: **Active**
Days On Market: **532**
Floor #: **1**
Unit #: **3850**

Building Type: **Office**
RBA: **4,000 SF**
% Leased: **100.0%**
Land Area: **2.66 AC**

Year Built: **1982**
Typ Floor Size: **4,000 SF**
Stories: **1**



Sales Contacts: **Shircliff Commercial / Robert Shircliff (703) 901-9935**

PROPERTIES FOR SALE - JULY 2019

25 3929 Old Lee Hwy - Bldg 9, Fairfax Commons Condominiums, Unit 91D

Fairfax, VA 22030
Bldg 9, Fairfax Commons
Condominiums

Condo Sale Price: \$275,000	Sale Status: Active
Unit SF: 1,150 SF	Days On Market: 77
Price/SF: \$239.13	Floor #: 1
Cap Rate: -	Unit #: 91D
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Office Live/Work Unit	Year Built: 1989
RBA: 30,000 SF	Typ Floor Size: 10,000 SF
% Leased: 100.0%	Stories: 3
Land Area: -	



Sales Contacts: **Samson Commercial Properties / Victoria Leonard (703) 378-8810**

26 11002 Park Rd

Fairfax, VA 22030

Sale Price: \$649,000	RBA: 1,721 SF
Price/SF: \$377.11	% Leased: 100.0%
Cap Rate: -	Land Area: 0.22 AC
Building Type: Class C Office	Year Built: 1953
Sale Status: Active	Typ Floor Size: 1,721 SF
Days on Market: 159	Stories: 1
Sale Conditions: -	
Sale Type: Owner User	



Sales Contacts: **Fairfax Realty / Ann Kane (703) 766-2710**

27 3905 Railroad Ave, Unit 100

Fairfax, VA 22030

Condo Sale Price: \$375,000	Sale Status: Active
Unit SF: 1,500 SF	Days On Market: 342
Price/SF: \$250.00	Floor #: 1
Cap Rate: -	Unit #: 100
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Office	Year Built: 1988
RBA: 25,000 SF	Typ Floor Size: 12,500 SF
% Leased: 83.6%	Stories: 2
Land Area: 2 AC	



Sales Contacts: **Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109**

28 3905 Railroad Ave, Unit 101

Fairfax, VA 22030

Condo Sale Price: \$375,000	Sale Status: Active
Unit SF: 1,500 SF	Days On Market: 185
Price/SF: \$250.00	Floor #: 1
Cap Rate: -	Unit #: 101
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Office	Year Built: 1988
RBA: 25,000 SF	Typ Floor Size: 12,500 SF
% Leased: 83.6%	Stories: 2
Land Area: 2 AC	



Sales Contacts: **Questor Realty, Inc. / James Crutchfield (703) 750-9200 X109**

PROPERTIES FOR SALE - JULY 2019

29 3930 Walnut St - Walnut Street Center, Unit 210

Fairfax, VA 22030
Walnut Street Center

Condo Sale Price: **\$335,000**
Unit SF: **1,467 SF**
Price/SF: **\$228.36**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner User**

Sale Status: **Active**
Days On Market: **1,070**
Floor #: **2**
Unit #: **210**

Building Type: **Medical**
RBA: **19,870 SF**
% Leased: **92.6%**
Land Area: **1.23 AC**

Year Built: **1965**
Typ Floor Size: **9,550 SF**
Stories: **2**



Sales Contacts: **Kane Property Company / Paul F. Kane (574) 876-6207**

30 3930 Walnut St - Walnut Street Center, Unit 250

Fairfax, VA 22030
Walnut Street Center

Condo Sale Price: **\$800,000**
Unit SF: **3,202 SF**
Price/SF: **\$249.84**
Cap Rate: -
Sale Conditions: -
Sale Type: **Owner User**

Sale Status: **Active**
Days On Market: **102**
Floor #: **2**
Unit #: **250**

Building Type: **Medical**
RBA: **19,870 SF**
% Leased: **92.6%**
Land Area: **1.23 AC**

Year Built: **1965**
Typ Floor Size: **9,550 SF**
Stories: **2**



Sales Contacts: **Trust Properties, Inc. / Greg McGillicuddy (703) 392-0002 X20**