



Status: ACTIVE

Ownership: Condo - Sale

List Price: \$787,500.00

Legal Sub: MANASSAS CORPORATE CTR A

Adv. Sub: MANASSAS CORPORATE CTR A

Price/SqFt: \$150.00

Project: MANASSAS CORPORA

C/C Fee: /mo pd

Area: 19-2

Total Taxes: \$4,676

Tax Year: 2007

CAM:

Old Map/TBM: 8B4/

Security:

Avail:

Min Lease:

Max Lease:

Gross SQ FT: 5,250

Net SQ FT: 5,250

FAR:

Occupied: No

Yr. Built: 2005

Comm/Ind Type: Commercial, Industrial, Other, Storage, Warehouse, W

#Levels: 2

Comm/Ind Misc: ADA Accessible, Bath, Display Window, Handicap Adap

Lot-SF: 0

Location:

Exterior Const: Precast concrete

Floor: Concrete, Wood

Load:

Door Height Drive In:

Basement:

Parking: Street, Surface

Parking Space #:

Heat System: Heat Pump(s)

Water: Public

Cool System: Central A/C

Sewer/Septic: Public Septic, Public Sewer

Electric Service: 120/240V

C/C Fee Includes:

Water Access:

Wtr Front:

Wtr View:

Wtr Frontage:

Dock Conveys:

Dock Type:

List Date: 18-Jul-2007

Update Date: 31-Dec-2007

DOM-Prop: 175

Listing Company: LONG & FOSTER REAL ESTATE, INC.

Show Instructions: Appt Only-Lister, Lister Must Accompany, Vacant

Vacation Prop: No

Blks to Ocn:

Public Rd:

Directions: I-66 West to Exit 44, Prince William Pkwy SouthEast, R on Balls Ford Rd. Rt. 621, L on Wellington Dr. R on Livingston Rd. to 12189 Livingston on Left.

Remarks: Brand new warehouse & showroom, very nicely finished, turn key operation!! 3600 sqft (120x30) of warehouse with shelving, additional outside storage, plus 783 sqft (29x27) main showroom w ADA restroom & 898 sqft 2nd flr office / showroom. 2nd flr includes: offices, full kitchen w top of the line appliances, & restroom with shower. Shows very well. Call Saul or visit CommercialPropertiesBySaul.com

Listing Agent: Saul Corral

Agnt Off: (703) 506-2850

Home: (703) 533-7409

Broker Code: LNG203

Pager: (703) 000-0000

Brkr Off: (703) 506-2850

Cell: (703) 675-7278

Alt. Agent:

Owner: Nassir Ansary

Show Contacts: Saul Corral

Sub Comp: 0

Buy Comp: 2%

Add'l:

Alt Aat Home:

On Site: (703) 675-7278

Shw Home: (703) 675-7278

Dual: Y DesR: Y VarC: N

