

FOR SALE
515 - 535 EAST BRADDOCK ROAD
ALEXANDRIA, VA 22314



METRO ACCESSIBLE INVESTMENT OPPORTUNITY

For Sale

515 - 535 East Braddock Road

Alexandria, VA 22314

Property Information:

Property Type:	Mixed-Use (Office/Retail)
Property Size:	Approximately 8,457 square feet
Percent Leased:	100%
Stories:	3
Year Built:	1986
Current Net Operating Income:	\$184,156
Zoning:	CRMU - H (Commercial, Residential, Mixed-Use High)



Investment Summary:

Meany & Oliver Companies, Inc. is pleased to offer for sale a condominium interest in 515-535 E. Braddock Road in Alexandria, Virginia. Located adjacent to the Braddock Road Station, 515-535 E. Braddock Road is a 3-story retail and office building that was built in 1986. The property measures approximately 8,457 rentable square feet and is fully leased to seven tenants ranging in size from 900 square feet to 1,662 square feet. Located in Old Town Alexandria and directly across the street from the Braddock Road Metro station, 515-535 E. Braddock Road offers tenants an authentic live-work-play environment and easy access to the Washington metropolitan area.

The property presents the potential purchaser with an outstanding opportunity to acquire a fully leased asset that is only one Metrorail stop from Reagan National Airport, two stops away from Amazon's new east coast headquarters and a 6 minute car ride to the site of Virginia Tech's proposed Innovation Campus.

For More
Information
Please
Contact:

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