

OFFICE CONDO FOR SALE

8647 MATHIS AVENUE, SUITE 101

MANASSAS, VIRGINIA 20111

www.baileys4u.com/commercial/mathis8647

For more information,
or to see the property,
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1,000 SF commercial office condo—first floor of brick building constructed in 1988 in Cobblestone Square.

Recently renovated; freshly painted and carpeted!

Features reception area, large open area, private office/conference room and extra room. Bathroom and small kitchenette in suite.

Low condo fee of \$475 per quarter includes water, sewer, snow removal, outside maintenance and trash pickup.

Building and monument signage available. Plenty of free parking. New awnings and monument signage.

Ideally located on Route 28 (Centreville Road) with approximately 49 feet of road frontage, between Manassas Drive and Liberia Avenue, adjacent to the Central Library and BB&T and Wachovia banks.

Features a dedicated turn lane and over 50,000 vehicles-per-day traffic count. Additional entrance and exit to and from Cobblestone Square on Mathis Avenue.

OFFERED FOR \$139,900.00 ~ New Low Price!
Owner is looking to sell!

THE
Bailey Team
REAL ESTATE

