4029-4031 CHAIN BRIDGE ROAD

FAIRFAX, VA 22030, FAIRFAX COUNTY

FOR SALE

- 2 Buildings totaling 10,611 SF in the heart of downtown Fairfax City.
- Asking Price: $3,500,000

PROPERTY HIGHLIGHTS

- **Zoning:** Commercial Retail – By Right Uses include:
  Daycare / Nursery Schools / Adult Daycare / General & Medical Office space
  General Retail & Restaurants / Community Services / Religious Uses (special use)
- **Lot Size:** 0.4 acres
- **Parking:** 35 surface parking spaces
- **Bathrooms:** 4031 Building – bathrooms on all 3 levels
- **Signage:** Great signage / branding potential facing Chain Bridge Rd
- **Redevelopment:** potential for future redevelopment by combining adjacent sites

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MARKET

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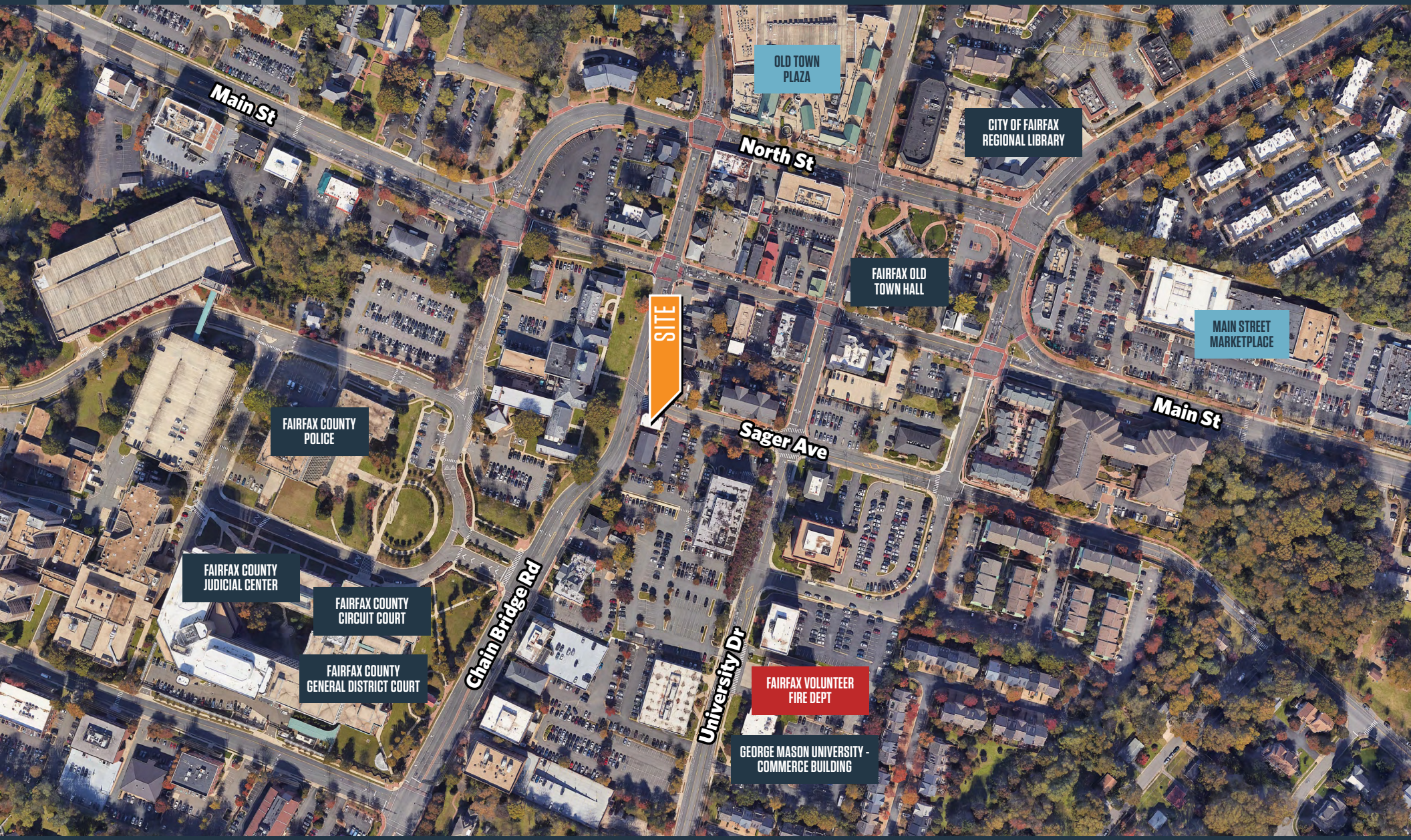

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CLOSE UP

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FLOOR PLANS

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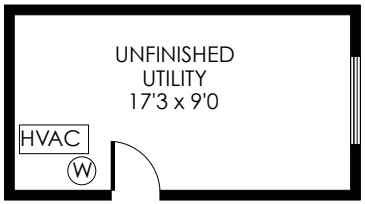
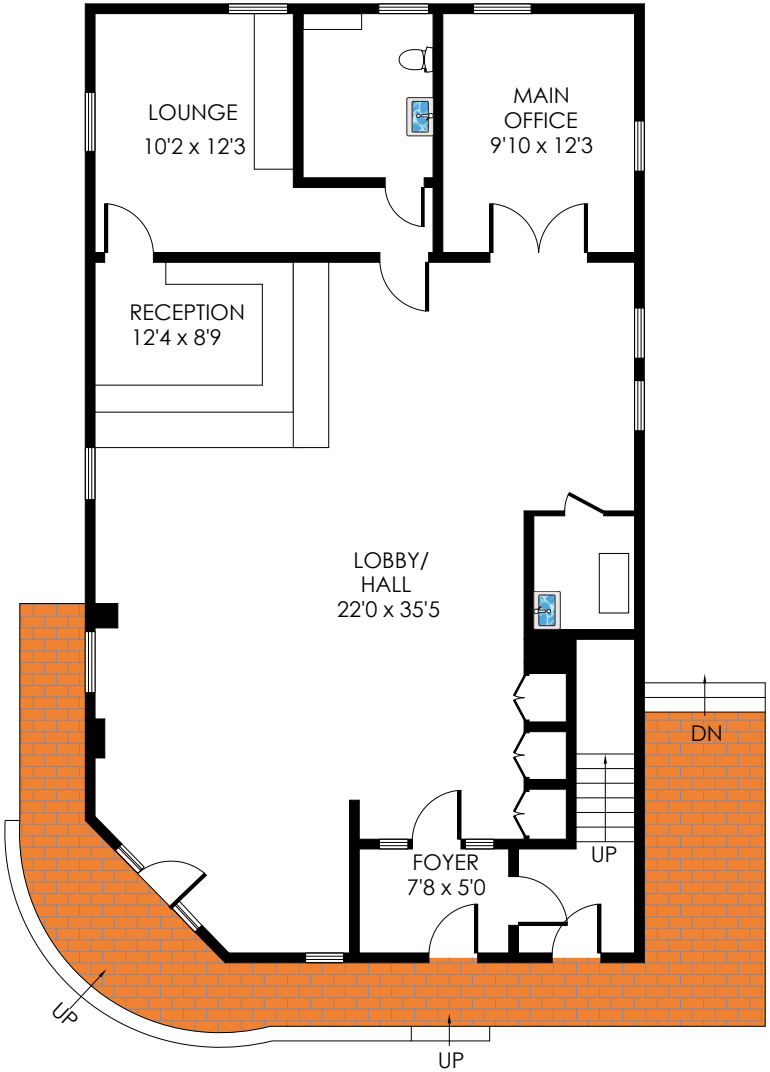
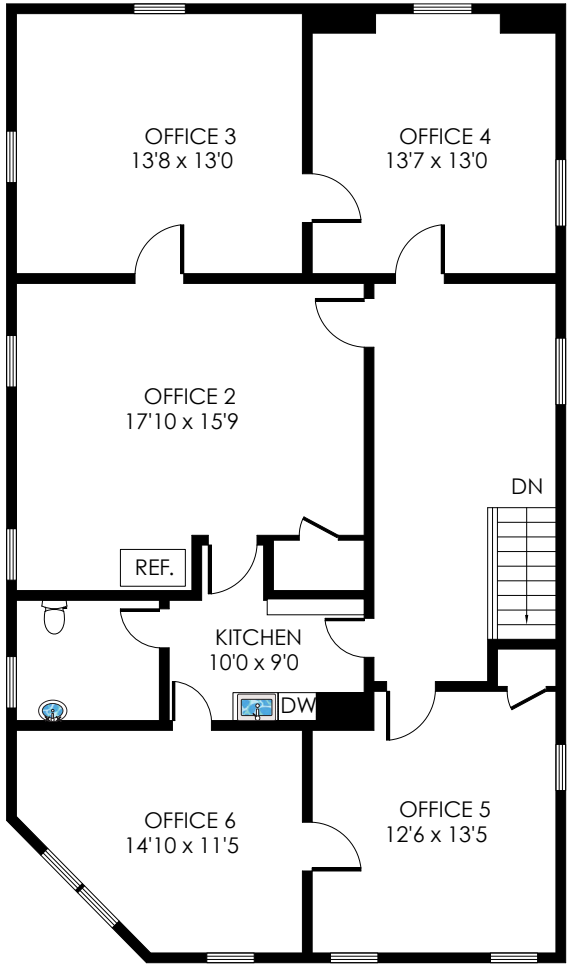
LOWER LEVEL
8'6 CEILING



MAIN LEVEL
11'10 CEILING | 1,385 SF



UPPER LEVEL
9'10 CEILING | 1,385 SF



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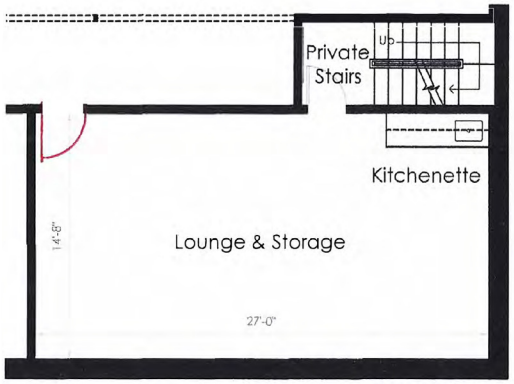
SUITE 200 | 2,932 SF

Main Level



Lower Level

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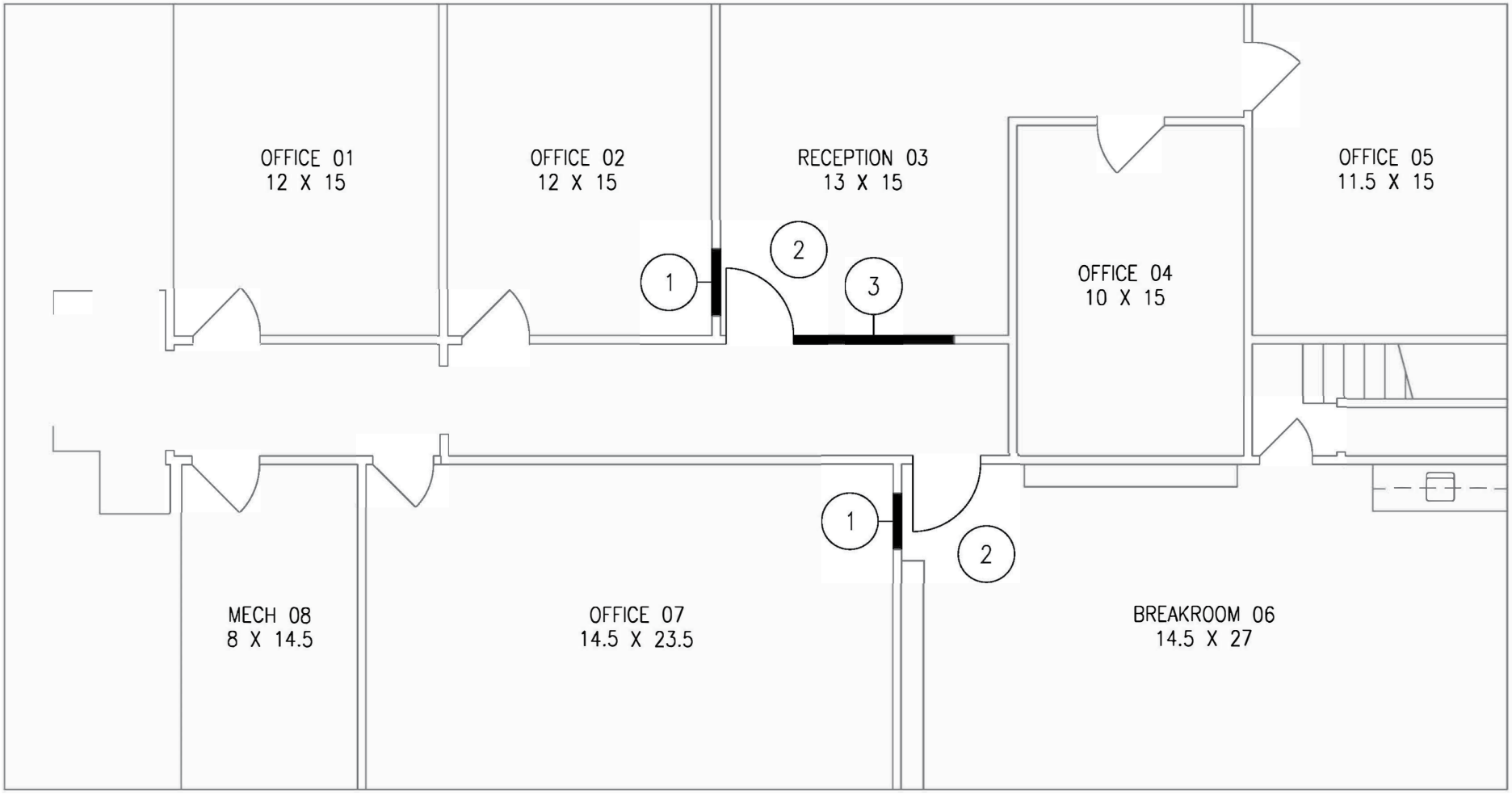
LOWER LEVEL



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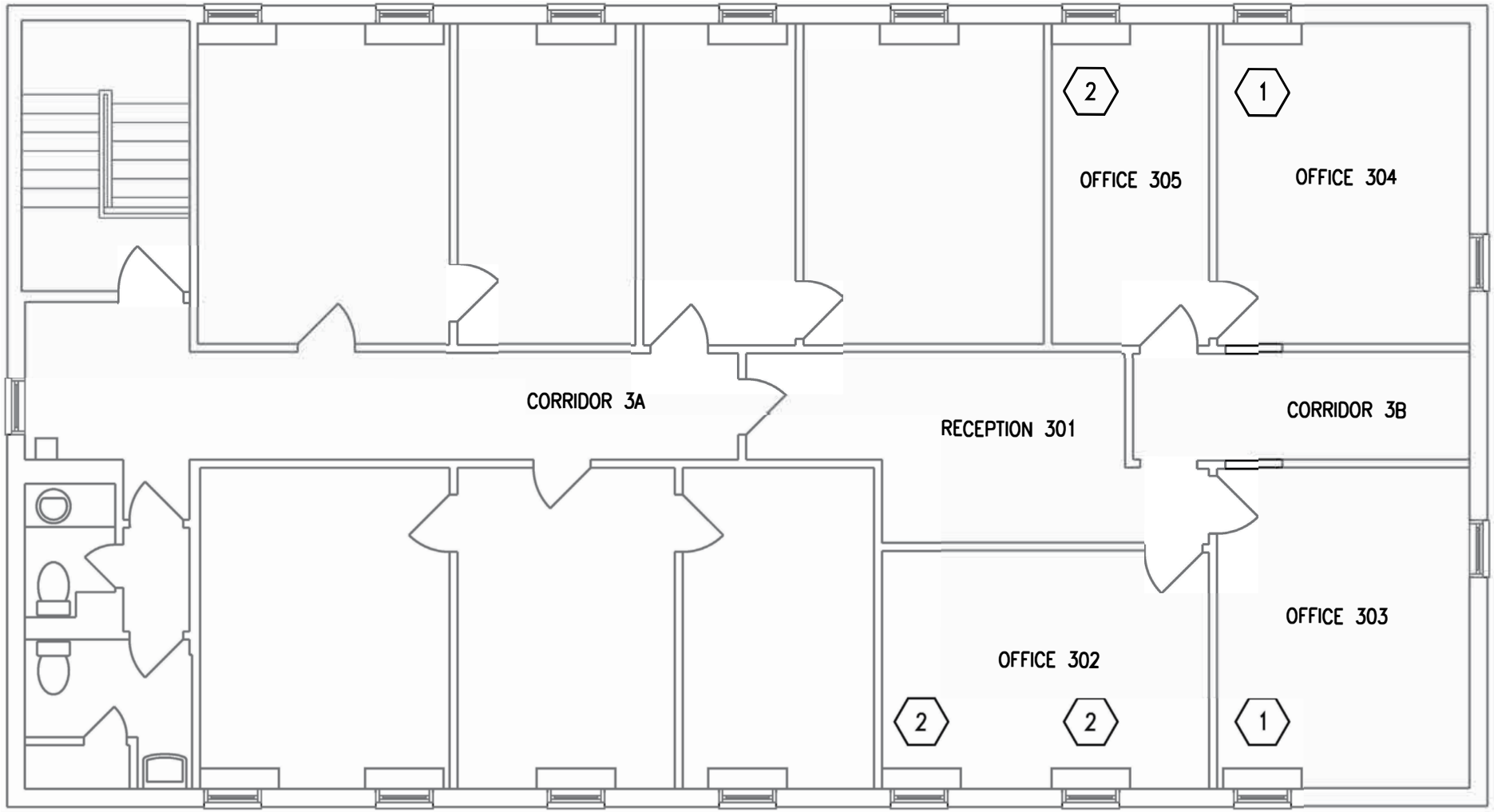
THIRD FLOOR



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