

OFFICE CONDO FOR SALE

45 North Hill Dr., Suite 100, Warrenton, VA 20186
Fauquier County



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NEARBY RETAILERS



OFFICE CONDO FOR SALE

- Price: \$1,625,000 (existing furniture can be included or removed).
- This office condo is Suite 100 that is 5,523 SF and is comprised of the entire 1st floor of 45 North Hill Drive, Warrenton, VA 20186.
- The overall office building is 10,946 SF and is located on 0.14 acres/6,055 SF.
- This condo does not include the second floor of the building which is comprised of Suite 202 (5,423 SF), which is Virginia Retina Center.

FOR SALE BY:

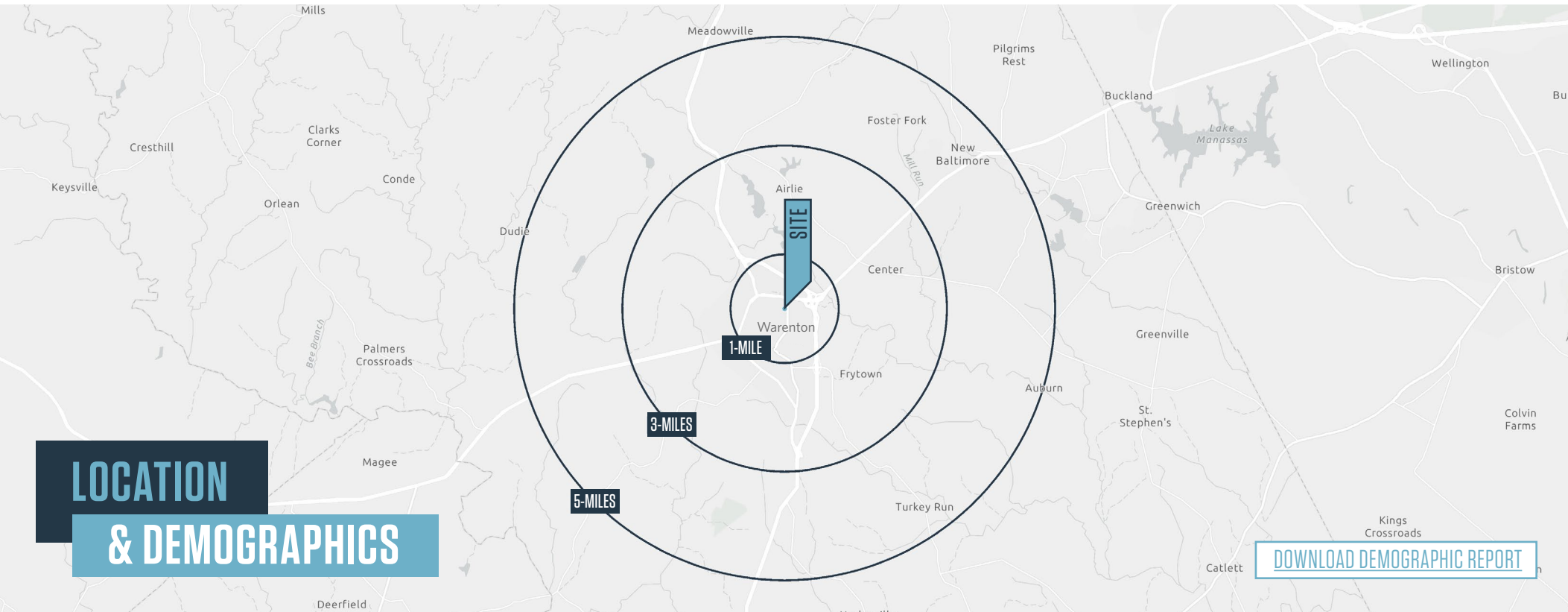
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TRAFFIC COUNTS | 2024

North Hill Drive	2,212 ADT
Blackwell Road	9,819 ADT
Lee Hwy (Rt 29)	29,141 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 7,163	19,735	30,130		Households 2,844	7,378	11,005
	Daytime Population 7,819	15,392	17,064		Average Household Income \$127,761	\$146,923	\$161,487

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MARKET AERIAL



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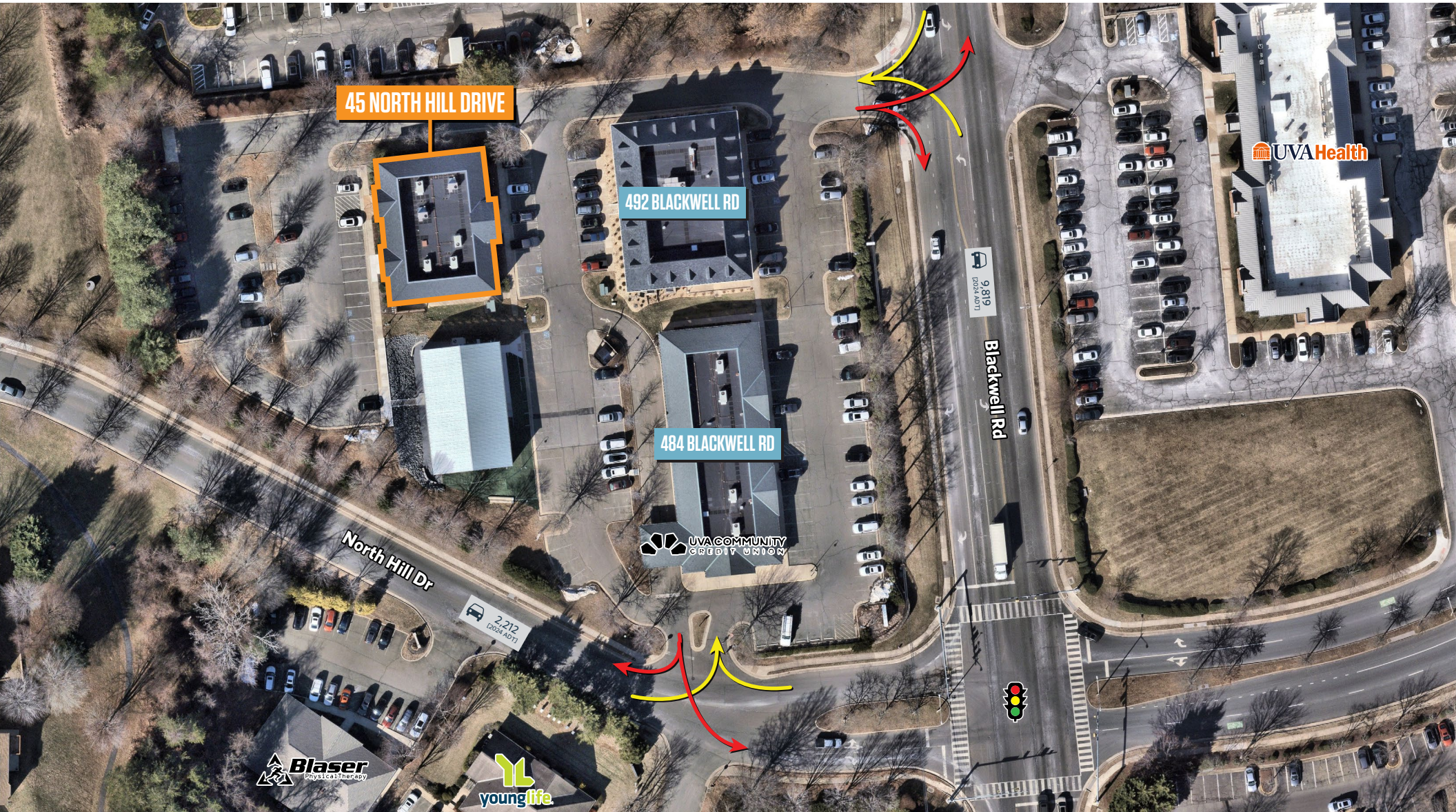
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CLOSE-UP AERIAL



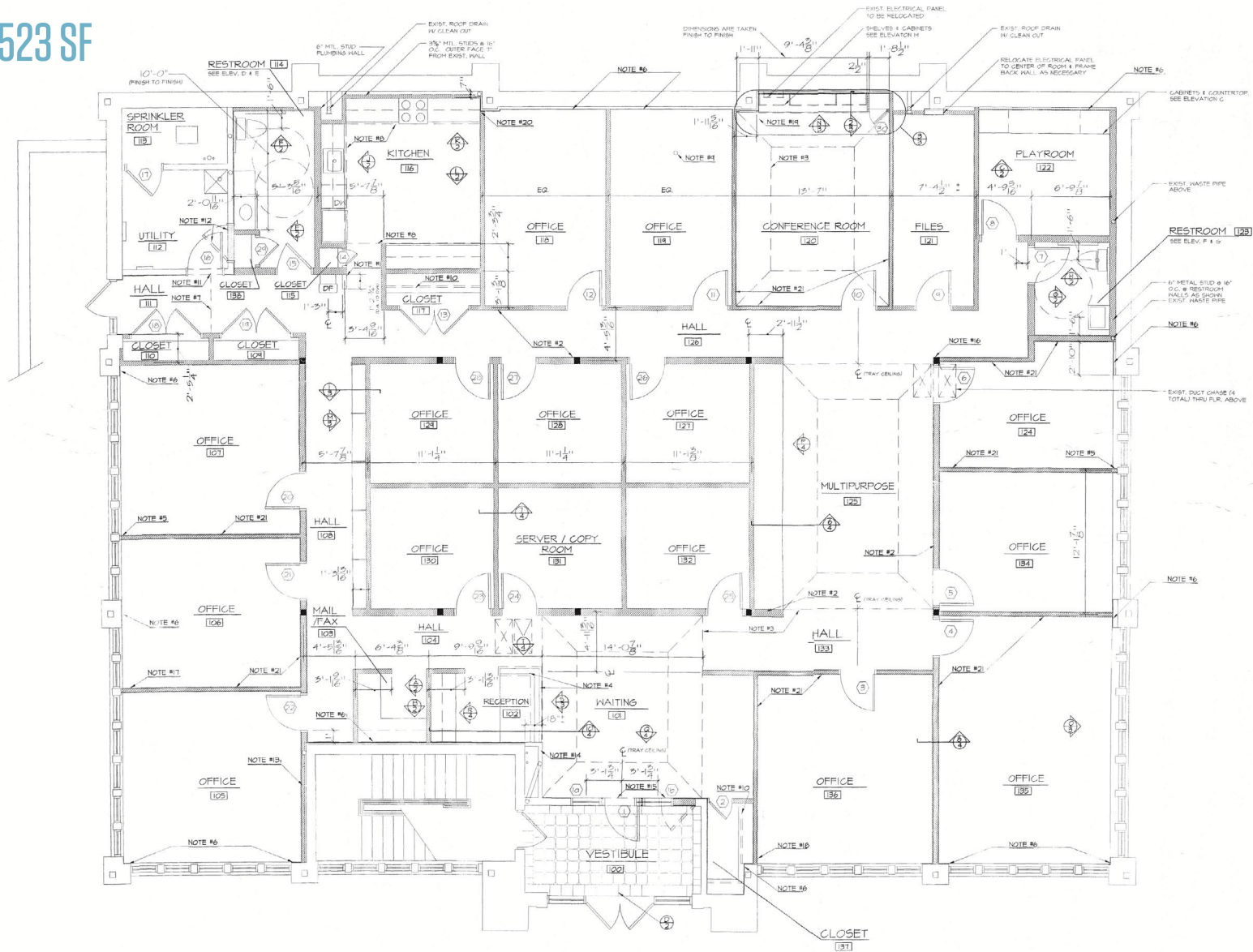
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SUITE 100 - 5,523 SF

FLOOR PLAN



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PROPERTY DETAILS

Property Details

Lot Details				^
APN	6984-47-9824-100	PARCEL USE DESCRIPTION	Office	
ZONING CODE	C	CALCULATED PARCEL SQ FT	5,991	
CALCULATED ACRES	0.13752000033855438	FEDERAL QUALIFIED OPPORTUNITY ZONE	No	
COUNTY LAND USE CODE	400C	LAND USE CODE	Commercial/Industrial (mixed use)	
PROPERTY SUB TYPE	Executive Office~Medical Office~Traditional Office	TOPOGRAPHY CODE	Above street level	
USE DESCRIPTION	Comm - Indl	WATER CODE	Municipal	

Building Details				^
BUILDING SQUARE FEET	5,523	BUILDING COUNT	1	
STRUCTURE YEAR BUILT	2006	NUMBER OF STORIES	1	
RESIDENTIAL DELIVERY INDICATOR	N	USPS VACANCY INDICATOR	N	
USPS VACANCY INDICATOR DATE	11/05/2024	AIR CONDITIONING CODE	Yes	
BATHS PARTIAL NUMBER	2	BUILDING AREA	5,523	
BUILDING AREA INDICATOR	Finished Area	BUILDING CONDITION CODE	Good	
BUILDING FOOTPRINT SQUARE FEET	5,208	BUILDING QUALITY CODE	B	
EFFECTIVE YEAR BUILT	2006	EXTERIOR WALLS CODE	Brick	
FLOOR COVER CODE	Tile	HEAT CODE	Heat Pump	
HEATING FUEL TYPE CODE	Electric	INTERIOR WALLS CODE	Gypsum Board/Drywall/Sheetrock/Wallboard	
ROOF COVER CODE	Asphalt	ROOF TYPE CODE	MANSARD	
SEWER CODE	Municipal	STORIES NUMBER CODE	1 Story	
SUM GROSS AREA SQ FT	5,523	SUM LIVING AREA SQ FT	5,523	
ASSET CLASS	A			

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45 NORTH HILL DRIVE

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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