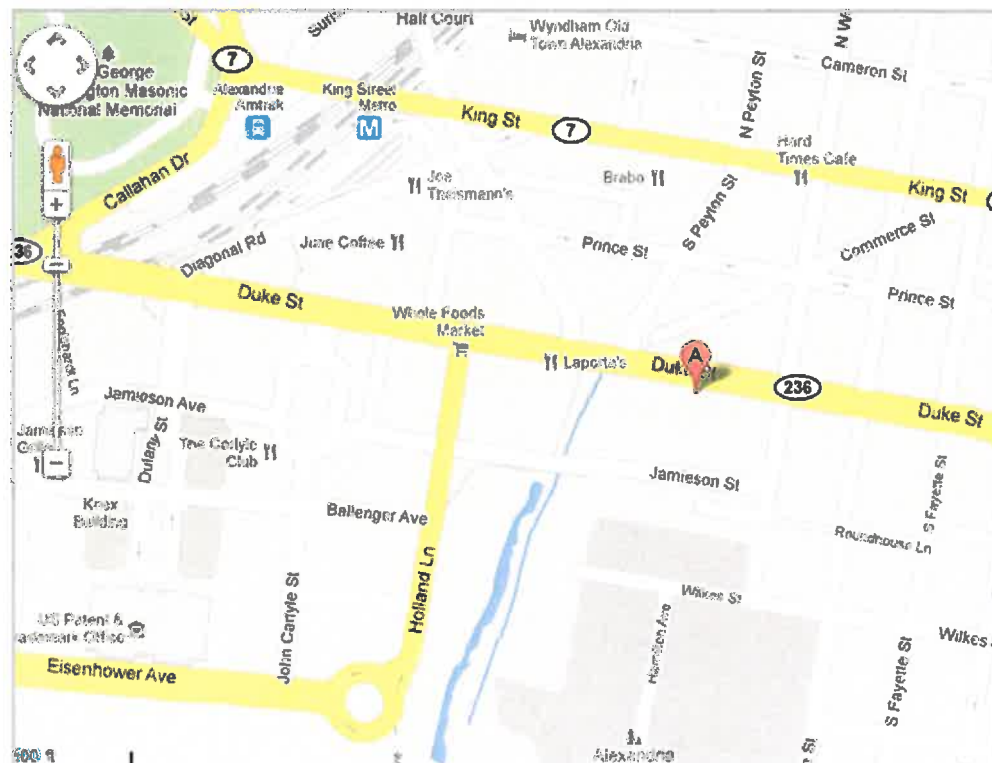


1428 DUKE ST, Alexandria, VA, 22314



3 story Old Town office building recently renovated to include 7 individual offices plus reception area & large lower open finished level. Each floor has a bathroom & small kitchen area with sink & dishwasher on top level. Five deeded parking spaces plus additional Mon-Fri by agreement. Quick walk to King Street Metro. Immediate occupancy possible. Owner/Agent.





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**Listing # AX7202507**

1428 DUKE ST, Alexandria, VA, 22314

**Offered at \$950,000**

**Mortgage: \$4,256**



## PROPERTY DETAILS

Type:	Commercial
Style:	
Year Built:	1981
Subdivision:	
County:	ALEXANDRIA CITY
Number of Bedrooms:	
Baths:	
Halfbaths:	
Sq. Ft:	2854
Lot Size:	0.034343 acres

## ADDITIONAL DETAILS:

Levels:	3
Exterior:	Brick
Parking:	Prk Space Cnvys, Surface, Unassigned, Faces Rear
Ownership:	Fee Simple
Flooring:	Fully Carpeted
Lot Square Footage:	1496
Room Dimensions:	

## UTILITIES

Heating:	Heat Pump(s)
Cooling:	Central A/C
Water:	Public
Sewer:	Public Sewer
Water Heater:	Electric

3 story Old Town office building recently renovated to include 7 individual offices plus reception area & large lower open finished level. Each floor has a bathroom & small kitchen area with sink & dishwasher on top level. Five deeded parking spaces plus additional Mon-Fri by agreement. Quick walk to King Street Metro. Immediate occupancy possible. Owner/Agent.

## Listed By:



**Michael Manuel**

**Alex/OldTown HistoricDistrict Sales**

400 King Street  
Alexandria, VA 22314

**Mobile Phone:**  
703-615-6317

**Office Number:**  
703-683-0400

**Toll Free:**  
800-753-5228

**Fax Number:**  
703-683-1303



## FINANCING

PROSPERITY MORTGAGE COMPANY  
1-888-752-6637

All information is deemed reliable but not guaranteed, and should be independently verified.

Listing data provided by Metropolitan Regional Information as of Thursday, October 06, 2011.



**City of Alexandria, Virginia**  
Department of Real Estate Assessments

301 King Street, City Hall, Room 2600  
Alexandria, VA 22314  
Tel: 703.746.4646  
Fax: 703.706.3979  
realestate@alexandriava.gov

## Detailed Property Description

**1428 DUKE ST,  
ALEXANDRIA, VA**

**Account Number:** 50324230

**Map-Block-Lot Number:** 073.02-08-25

**Primary Property Class:** JR OFFICE BUILDING (489)

**Study Group:** 0488

### General Information & Description

**Owner Name:**

1428 DUKE STREET LLC

**Mailing Address:**

1426 DUKE ST  
ALEXANDRIA VA 22314

**Census Tract:** 2007.00

**Census Block:**

**Legal Description:**

LOT 8 ROUND HOUSE SQUARE

[Explore in Parcel Viewer](#)

[See a Quick Street Map](#)

### Assessment Information

**Tax Status:** TAXABLE

Assessment Date	Land Value	Building Value	Total Value
<u>01/2011</u>	\$226,496	\$604,232	\$830,728
01/2010	\$226,496	\$583,970	\$810,466
01/2009	\$226,496	\$644,973	\$871,469
01/2008	\$226,496	\$658,244	\$884,740
01/2007	\$205,905	\$625,170	\$831,075
01/2006	\$196,100	\$595,400	\$791,500
01/2005	\$170,500	\$568,000	\$738,500
01/2004	\$142,100	\$500,100	\$642,200
01/2003	\$129,400	\$397,000	\$526,400
01/2002	\$117,600	\$340,100	\$457,700
01/2001	\$117,600	\$340,100	\$457,700
01/2000	\$117,600	\$318,300	\$435,900

### Sales Information

Sale Date	Sale Price	Grantor	Sale Code	Sale Ref. ID
04/04/2003	\$557,310	SANTULLO VINCENT	<u>A</u>	030013816
12/24/1990	\$375,000		<u>A</u>	13170906
08/01/1984	\$243,000		<u>A</u>	1131-148

### Land Description

**Lot Size (Sq. Ft.):** 1,496

**Zoning:** OCM(50)

### Building Description

**Year Built:** 1981

**Construction Quality:** GOOD

**Building Condition:** GOOD

**HVAC:** PACKAGE UNIT

**Building Type:** MIXED RETAIL W/ OFFICE UNITS

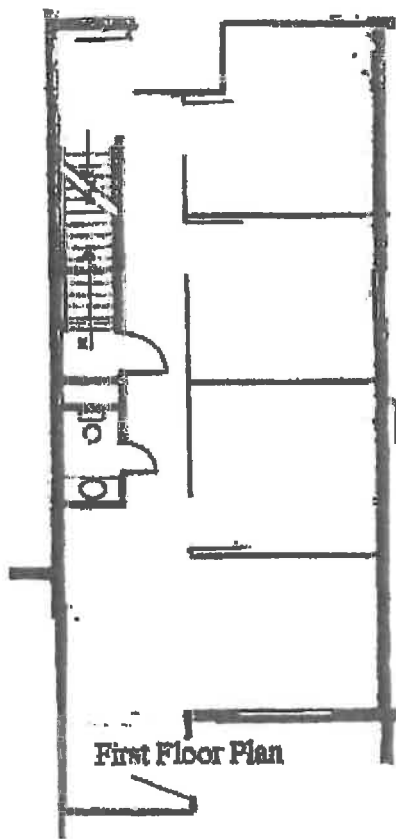
**Gross Building Area (Sq. Ft.):** 2,854

**Net Leaseable Area (Sq. Ft.):** 0

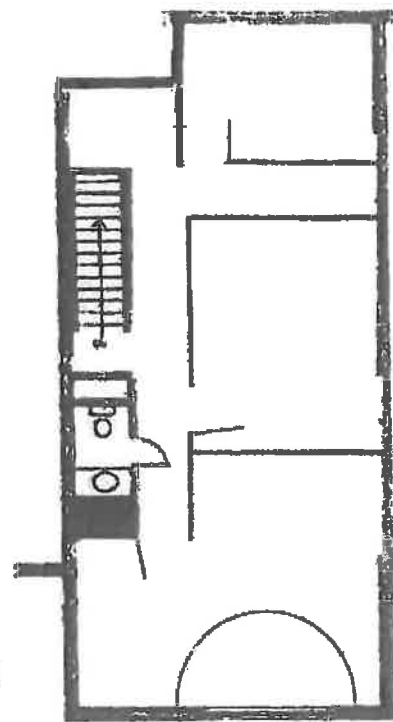
There may be additional data for this property; contact Department of Real Estate Assessments for more information.

**NOTE: Building area is above grade and does not include basement area.**

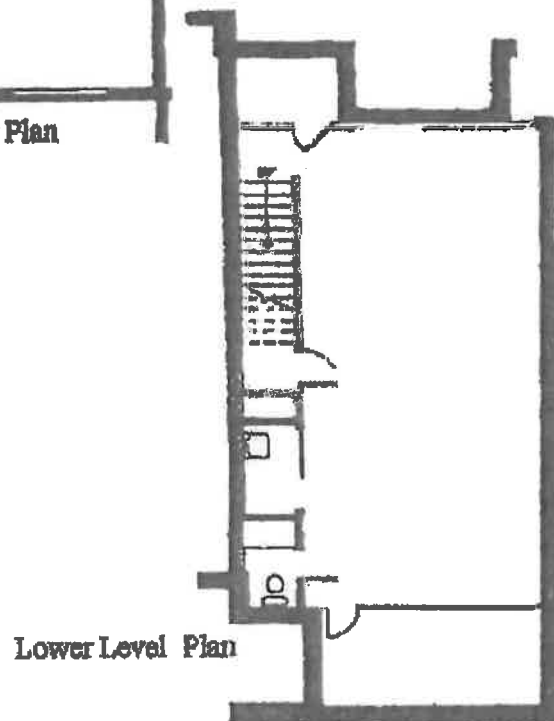
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First Floor Plan



Second Floor Plan



Lower Level Plan



An Office.JPG



Back Door View from  
Parking Lot.JPG



Basement Storage and  
Wiring and Refrig 2.JPG



Basement Storage and  
Wiring and Refrig.JPG



Basement.JPG



Front Entrance.JPG



Parking Lot View out Back  
Door.JPG



Reception 2.JPG



Reception by Back  
Entrance.JPG



Top Floor Break Station.JPG



Top Floor Hallway.JPG



Top Floor Office.JPG



Top Floor Offices.JPG



