

Commercial Property For Sale

CSHC

5317 Langston Blvd
Arlington VA 22207



Rarely available, renovated Office building in the popular Heritage Square office campus. Perfect for a professional owner/occupant seeking an ideal location in North Arlington. Permitted uses include office, educational or light medical.

CW Reynolds, Principal Broker | 703-593-9086 | chris@citysub.net
City & Suburban Homes Co., Inc. | Est. 1949

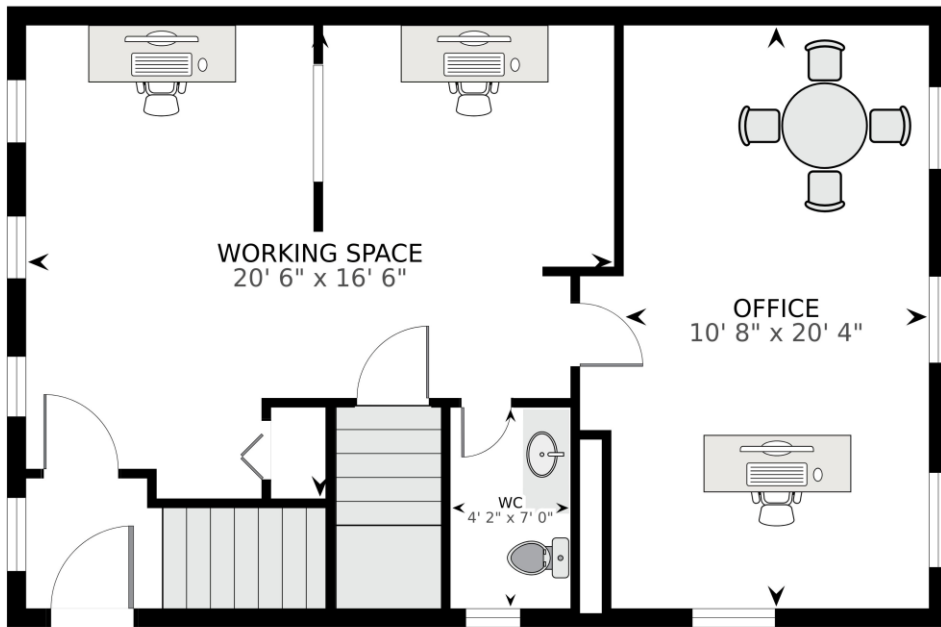
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Features and Specifications

- All Brick End Unit Office Townhouse.
- Condominium Ownership (\$350/month).
- 1,860 square feet allocated across 3 floors.
- New Energy efficient and sound attenuating replacement windows.
- New Roof 2023 (transferrable warranty).
- Three Renovated Baths 2019 (one each floor).
- Air Conditioning compressor 2013.
- Furnace/Air Handler and hot water heater 2020.
- New Carpeting and lower-level vinyl flooring.
- Freshly painted interior.
- Flexible floorplan allows for separate entrances to each floor suite if desired.
- Attractive office campus with central courtyard. One half block to Lee Harrison Center.
- Priced to sell at \$649,950.

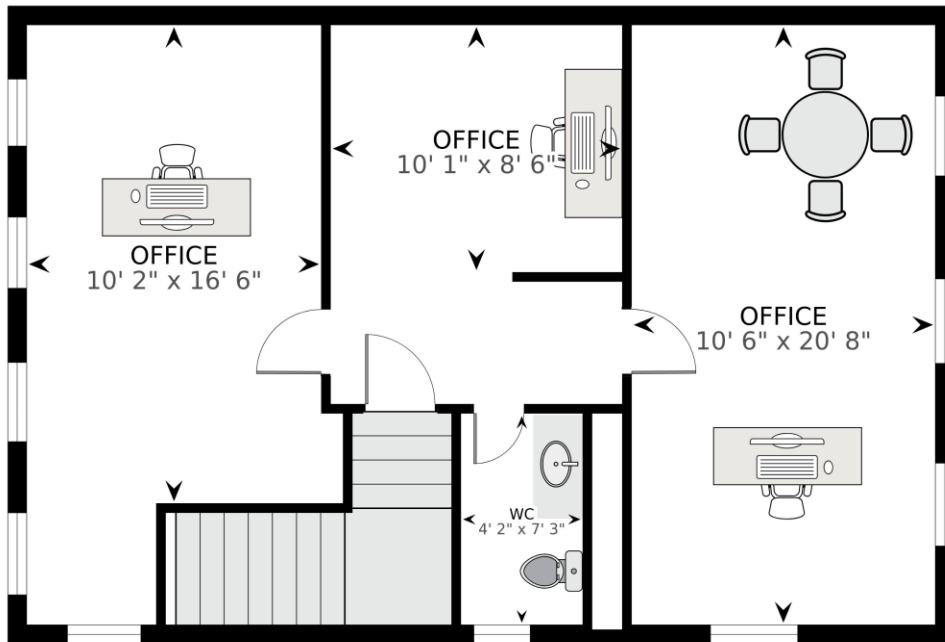
MAIN FLOOR Inside Area 638 ft²



0.24.19

All measurements and dimensions must be considered approximate.

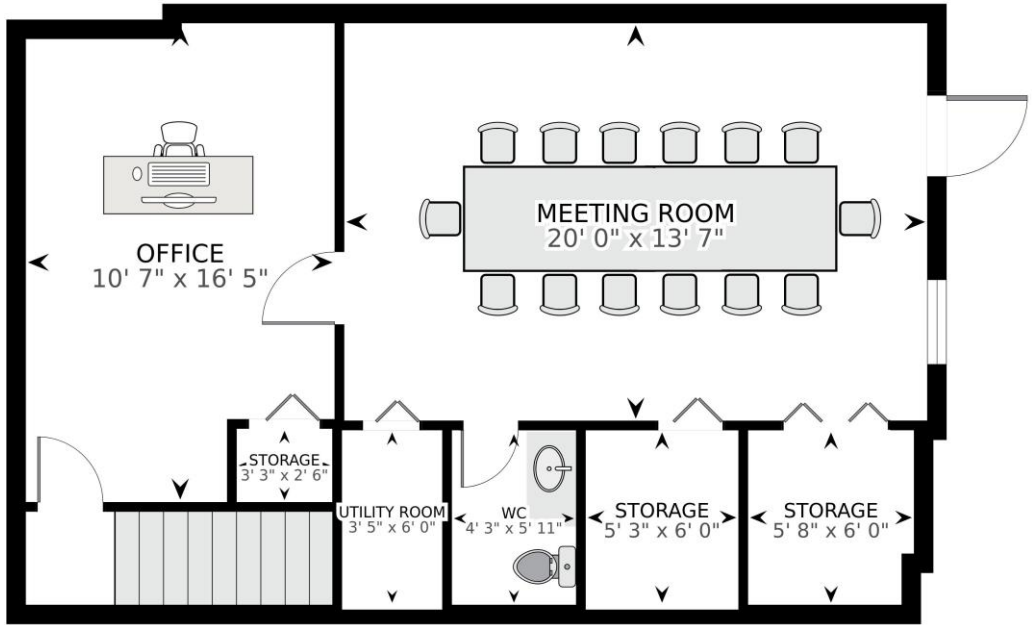
SECOND FLOOR Inside Area 649 ft²



0.24.19

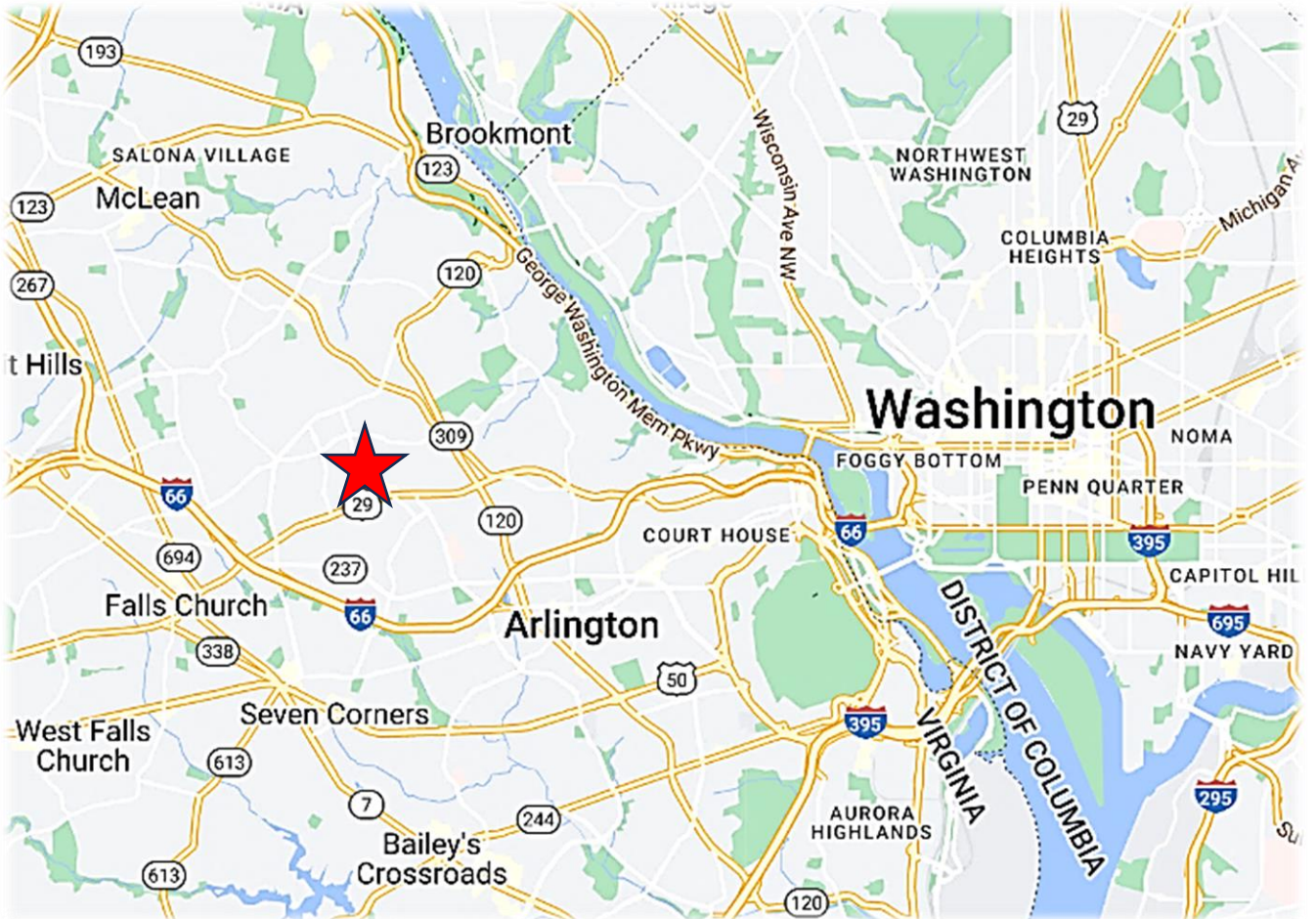
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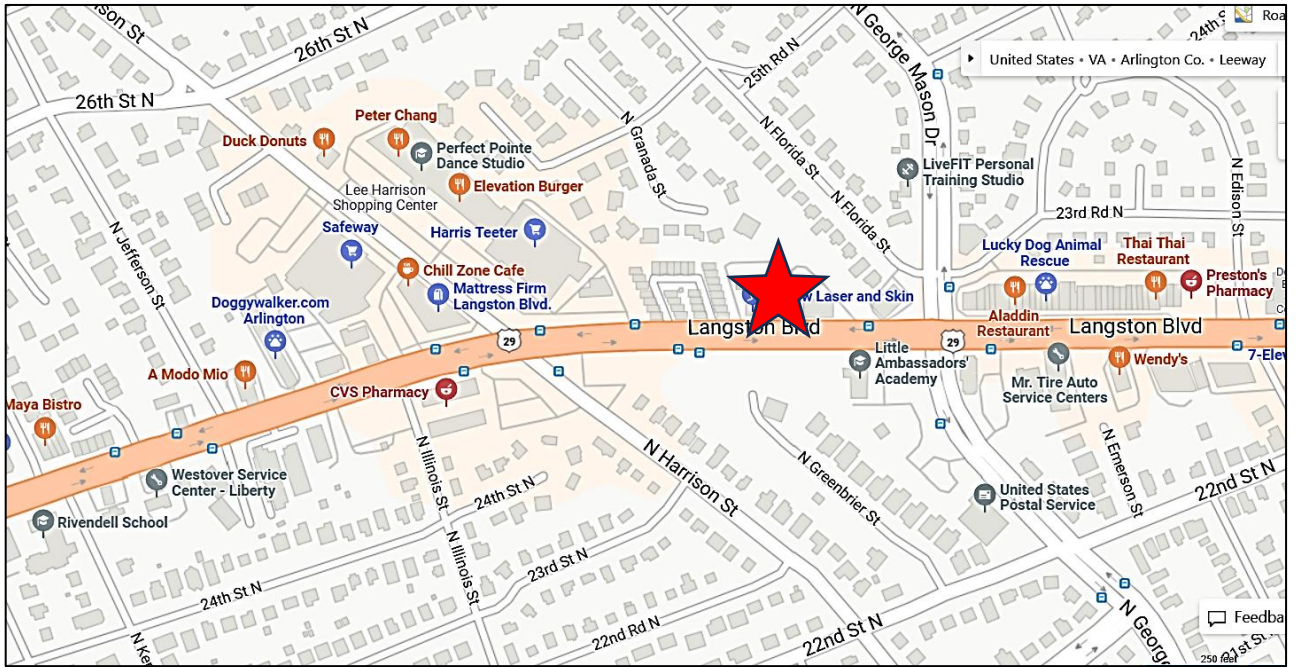
BASEMENT Inside Area 609 ft²



0.24.19

All measurements and dimensions must be considered approximate.





One half block from the Lee Harrison Center featuring Harris Teeter Grocery, several restaurants, and novelty shops. Across from a CVS Pharmacy, Pet Store and Auto Parts Store.

Also close by are Banking and Gas Stations. The regional Virginia Hospital Center is only 5 blocks away with a new Outpatient Facility.



Images

5317 Langston Blvd

Arlington Virginia 22207

February 2024



View from Langston Blvd



Campus Courtyard



Main Entrance



Front Door & Courtyard



Main Level Office suite



Main Level entrance



Main level Executive office



Main level Office



Upper level office



Upper level office



Upper level office



Upper level office



Upper level work space



Lower level office/meeting room



Lower level office/meeting room



Lower level office