

**45571 Shepard Drive  
Sterling, VA 20164  
For sale at \$339,000**



*Proudly Marketed By:*  
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## **Property Highlights**

- Not a typical office space, very well designed as an office and showroom
- Single story end unit
- One large open area and two private offices
- Storage room, kitchen area, and restroom
- HVAC replaced less than two years ago
- One of the private offices is currently rented on a month to month basis
- Condo fee is only \$200 per month
- Located just off of Sterling Boulevard close to Route 28
- Total size as per tax records is 1,333 square

