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COMMERCIAL PROPERTY REPORT

# 1101 Queen St, Alexandria, VA 22314



Presented by

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WEICHERT, REALTORS®  
121 North Pitt St  
alexandria, VA 22314



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## 1101 Queen St, Alexandria, VA 22314



**FOR SALE**

\* Active-Care: 5/30/2016

List Price

# \$2,600,000

List Date: 5/30/2016

List Price / sq ft:

## \$382

### Property Facts

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Commercial	Office	Commercial
Property Subtype	Commercial	Office Building	-
Number of Stories	2	2	-
Building Area (sq ft)	6,822	6,800	-
Lot Size	3,500 sq ft	3,500 sq ft	-
Lot Dimensions	3500 SF	-	-
Year Built	1920	1920	2008
Heating	Other	-	electric
Cooling	Other	-	electric

### Extended Property Facts

#### Structure Details

Number of Levels	2
Parking Features	Other

#### Interior Features

Water	Public
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#### Exterior Features

Parking	Other
Sewer	Public Sewer

#### Exterior Details

Lot Size - Square Feet	3500 sq ft
Lot Size - Acres	0.080 ac
Neighborhood Code	0286
Roof Type	FLAT

#### Location Details

Zoning	CL
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#### Other Details

Effective Year Built	1990
Building Condition	Good
Building Quality	B+

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## Listing Facts and Details

### Listing Details

**Listing ID:** AX9671712 **Original List Date:** 5/30/2016  
**Listing Source:** Metropolitan Regional Information System (MRIS) **Current List Price:** \$2,600,000  
**Original List Price:** \$2,600,000 **Possession:** 0-30 Days CD  
**Legal:**  
 LOT:13 BLK:4 LOT NW COR QUEEN & HENRY MAP REF:MAP 64.03

### Price Change History

Change Date	Description	New List Price	% Change
5/30/2016	-	\$2,600,000	-

## Public Facts

### Owner Information

**Owner Name:** Crispin Enterprises LLC  
**Mailing Address:** 3615 Old Forest Rd Lynchburg VA 24501-2952  
**Vesting:** Company/Corporation

### Legal Description

**Parcel Number:** 10862500 **Zoning:** CL - COMMERCIAL LOW ZONE **Census Tract:** 515102016.004012 **Abbreviated Description:** LOT:13 BLK:4 LOT NW COR QUEEN & HENRY MAP REF:MAP 64.03 **City/Municipality/Township:** Alexandria, VA 22314

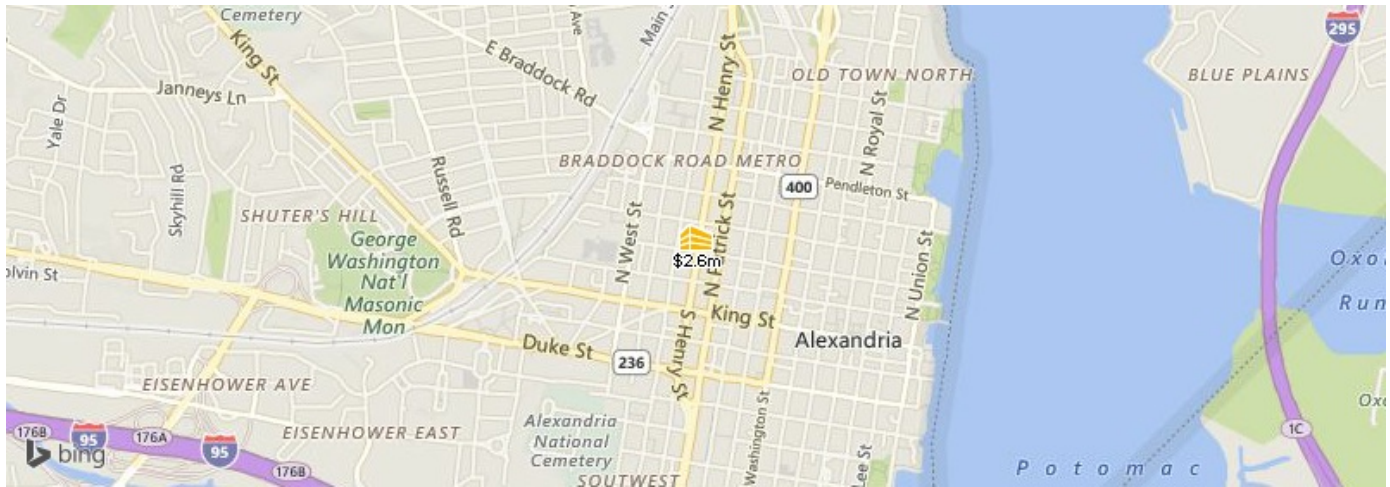
### Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$601,636	\$702,702	\$1,304,338	\$13,604
2015	\$668,484	\$638,820	\$1,307,304	\$13,635
2014	\$668,484	\$638,820	\$1,307,304	\$13,635
2013	\$742,760	\$511,056	\$1,253,816	\$12,262
2012	\$742,760	\$511,056	\$1,253,816	\$12,513
2011	\$742,760	\$511,056	\$1,253,816	\$12,513

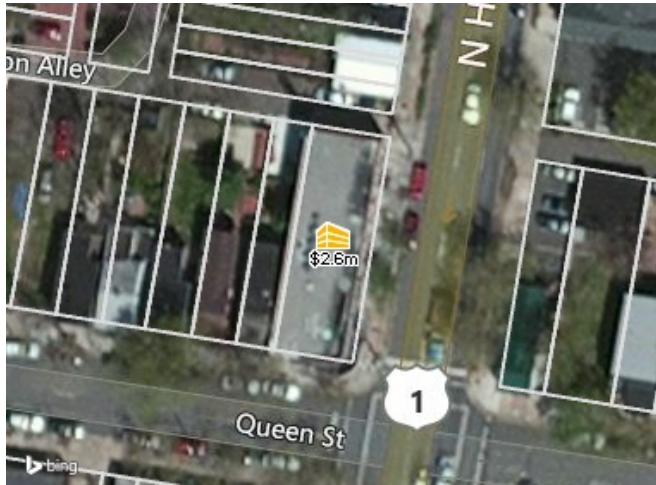
### Deed Records

<b>Recording Date</b>	3/5/2007
<b>Document Type</b>	Special Warranty Deed
<b>Sales Price</b>	\$15,250,000
<b>Sales Price Code</b>	Full amount stated on Document
<b>Buyer Name</b>	CRLSPIN ENTERPRISE
<b>Buyer ID</b>	Company
<b>Seller Name</b>	THOMAS SYKES
<b>City Transfer Tax</b>	-
<b>County Transfer Tax</b>	-
<b>Total Transfer Tax</b>	-
<b>Book #</b>	700
<b>Page #</b>	510691
<b>Contract Date</b>	2/28/2007
<b>Inter-family Transfer</b>	-

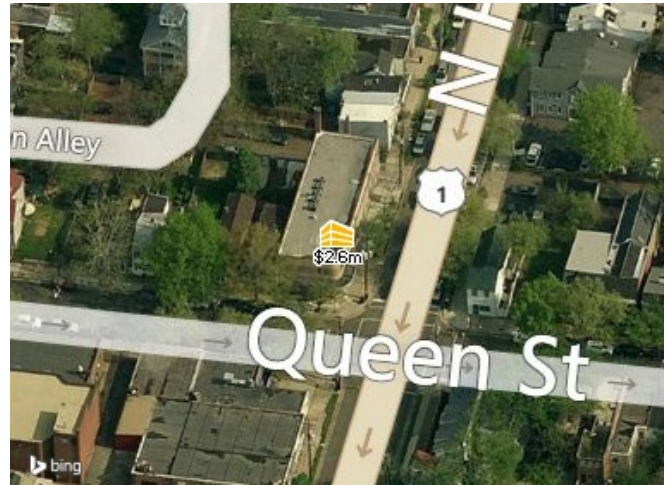
## Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

# Property Photos





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