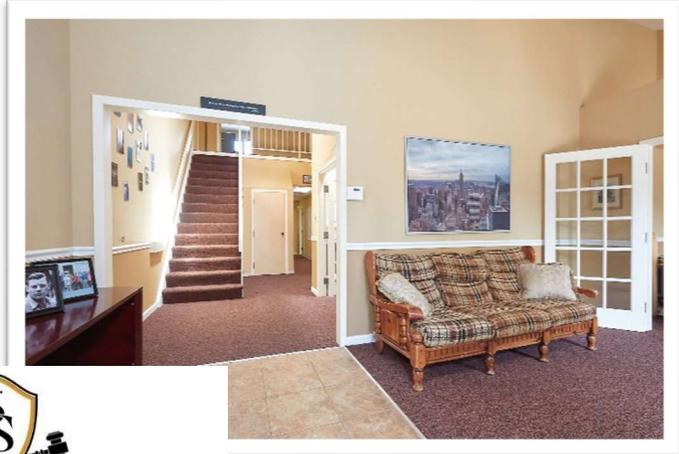
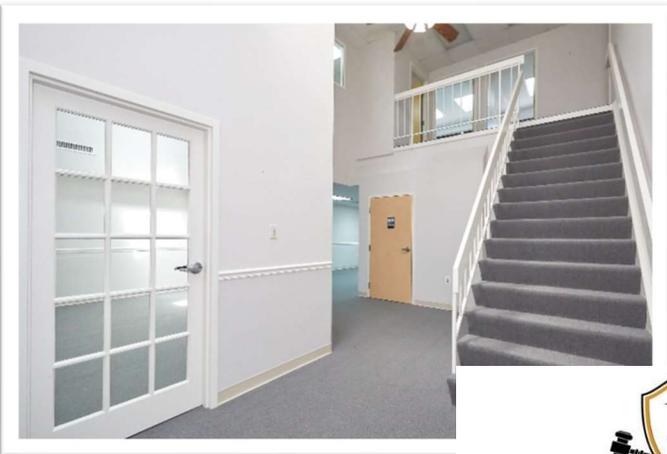


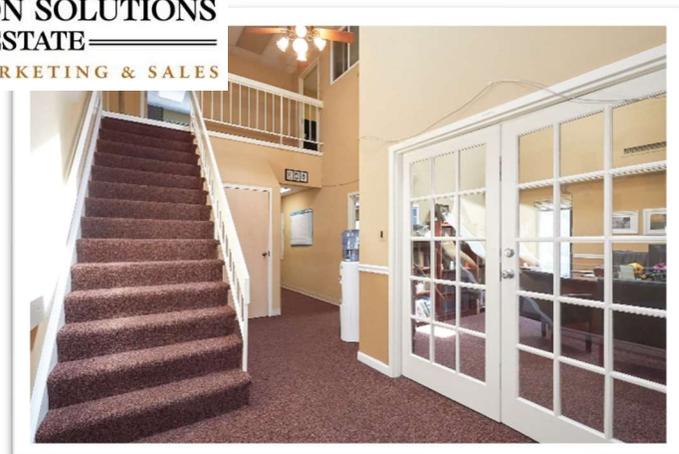
Vienna Oaks Office Center
Online Auction Information Packet



2565 & 2567 Chain Bridge Rd, Vienna, VA 22181



PRIME AUCTION SOLUTIONS
REAL ESTATE
ACCELERATED MARKETING & SALES



2 Commercial Condo Units Being Sold As A Whole!



PRIME AUCTION SOLUTIONS
REAL ESTATE

ACCELERATED MARKETING & SALES

6820 Elm St. McLean, VA 22101
www.primeauctionsolutions.com

703.889.8949
Email: Inquiry@primeauctionsolutions.com

Vienna 2 Unit Commercial/Office Condo
Online Only Auction

Two Commercial Condo Units Selling As A Whole

Original List Price: \$1,250,000
Opening Bid: \$450,000

Vienna Oaks Shopping Center (2 Units combined details)

- Two Condo Units: 1,900 s/f + 2,000 s/f
- Stats: Total 3,900 Total s/f
- Zoning: C-2 | Limited Office | Fairfax County
- Parking: Unassigned common area parking
- Condo Fees: \$1,068 Monthly
- Combined Taxes: \$15,308 Annually
- Year Built: 1983

Unit 1 2565 Chain Bridge Rd Unit #2F, Vienna, VA 22181-5576

- Property Tax ID Number: 0383 45 0002F
- 2019 Total Tax: \$7,654
- 2019 Total Tax Assessed Value: \$585,000
- 2,000 s/f (Leased to June 2020)

Unit 2 2567 Chain Bridge Rd Unit #2E, Vienna, VA 22181-5576

- Property Tax ID Number: 0383 45 0002E
- 2019 Total Tax: \$7,654
- 2019 Total Tax Assessed Value: \$585,000
- 1,900 s/f (The tenant has vacated the unit and is willing to immediately terminate their existing lease which expires October 31, 2021)

Each unit features:

- Ground level office & Mezzanine offices
- Large open common area
- Kitchenette and copier space

- Restroom, ground level
- Cathedral ceilings
- Three skylights
- Wall of windows, rear wall
- Floating staircase
- Separately metered utilities

Two Commercial Condo Units Selling As A Whole

Original List Price: \$1,250,000

Opening Bid: \$450,000

Online Auction Ends

Friday | June 12, 2020 | 1:00 PM

Online Registration Process

- Register online at www.PrimeAuctionSolutions.com
 - Click the 'Current Auction' Page from the top menu, then select the Vienna Auction
 - Click the gold 'Bid Online Now' Button
 - Step 1- Click the gold 'Register to Bid' button
 - Step 2- Create an Account or Sign In for existing users
 - Step 3- Complete the Online Auction Registration form. The process will verify your identity by entering your credit card details via a secure third-party portal.
 - Upon entering your card details a \$1,000 ping, a pre-authorization will hit your card. This is a temporary hold and will be released by your card provider as we are not actually placing a charge on your card. If the provided information is not complete and verifiable, your bidding privileges will be suspended.
- **Registration & Verification:** All bidders must agree to The Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. In addition, a valid credit card will be required to register and bid. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for documents to verify identify and liquidity to close.
- **Terms:** Closing 30 Days Cash or 45 Days Financing, from Auction Date
Property Sold in an As-Is Condition, Buyer pays all closing costs
No Contingencies
- **Deposit:** 10% of the contract price due Auction day, upon signing of the contract
- **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
- **Agents & Broker Participation:** 2% of high bid will be paid to the properly registered broker at closing. If you have been working with an Agent, the Realtor Representation form must be completed in order for their brokerage to be compensated. Call 703.889.8949 or email anne@primeauctionsolutions.com to obtain a copy of the form. Forms must be completed and submitted no later than 5 pm EST on 6/10/2020, and all terms adhered to.
- **Agency Disclosure:** Auctioneer & the Agent represent the Seller
- **Title:** At Closing, seller will provide a Marketable Title. Bid with confidence

Property Preview & Inspection Dates

Thursday May 21st 5.00 pm - 6.00 pm

Thursday May 28th 5.00 pm - 6.00 pm

Saturday June 6th 11:00 am – 1:00 pm

Visit www.PrimeAuctionSolutions.com or download the Prime Auction Solutions App from your App Store for Online Bidding from anywhere using your smartphone.

Please contact Anne Nouri for additional information & Broker Participation Form - 703.889.8949

Executive Summary

PUBLIC AUCTION

'Seller Ordered Sale'

2565 & 2567 Chain Bridge Rd, Vienna, VA 22181

Prime Auction Solutions has been retained to sell two commercial condo units as a whole, at a Public Online Auction closing Friday, June 12th, 2020 at 1:00 pm.

This multi-use two-unit condo spaces is Zoned C-2, Limited Office District within Fairfax County the endless use options are perfect for a Professional Office, Financial Institutions, Medical, Telecommunication Facility, Education, and other uses.

With excellent rental income potential in the heart of Vienna, this is a rare find with a combined sq. footage of 3,900. The units can be opened up as one contiguous space or continued to be used as 2 separate units.

Perfectly situated within 15 minutes of Dulles Airport, Tyson's Corner, Reston Town Center and within 30 minutes to Washington D.C., makes this location perfect for employees and clients to visit. Along with easy access to both Rt. 66 & 495 makes this a perfect site for your business or investment.

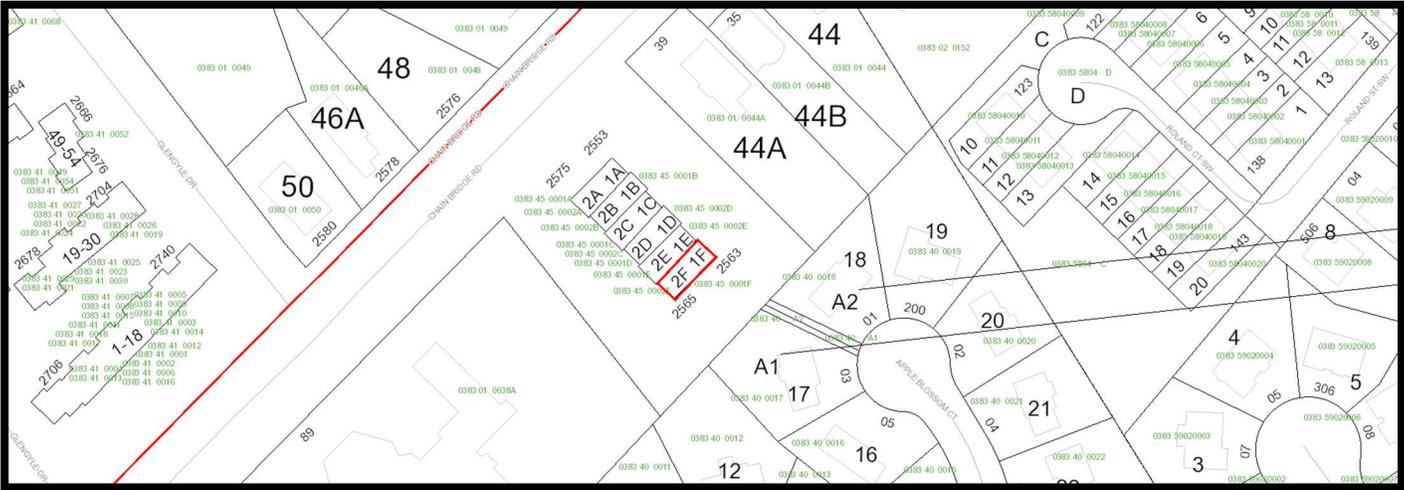
Bid to own both Commercial Spaces.

Don't miss this rare Vienna opportunity

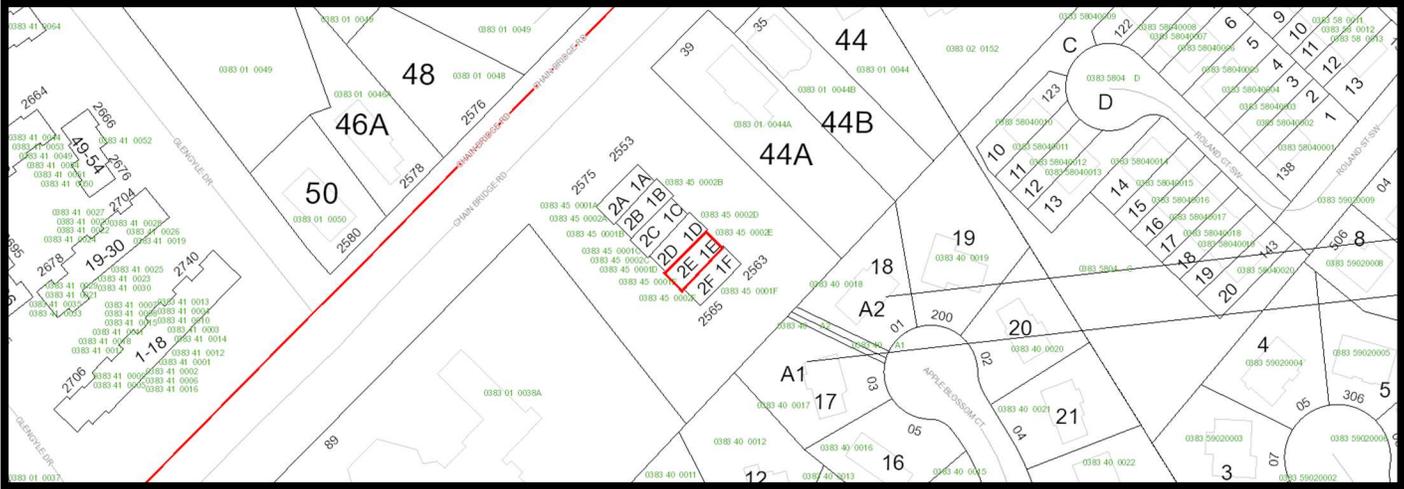
Auction License # 2908000975

Terms: Online Only Auction, 10% Buyers Premium will be added to the final bid, to become the contract price. Property sold as-is, with no contingencies. 10% of contract price is due Auction Day, 30 days Cash Closing, 45 Day Finance Closing. Buyer pays all closing costs. Property sold as is where is, potential bidders should inspect the property prior to bidding. Not responsible for typographical errors and omission
Notice: Information used for the advertising of this property may not be accurate as descriptions, measurements figures and drawings are approximate and have been compiled from non-verified sources. Photography online and in print may have been digitally enhanced. We ask that each Bidder conduct their own due diligence and are not to rely on any information provided by the auction company, its agents & subagents, the Seller or their representatives as Prime Auction Solution has not verified any of the information and is not responsible for any errors, typos or omissions. Information contained herein is subject to change. If you come across any errors, please notify us immediately

[Via FairfaxCounty.gov](http://www.fairfaxcounty.gov)

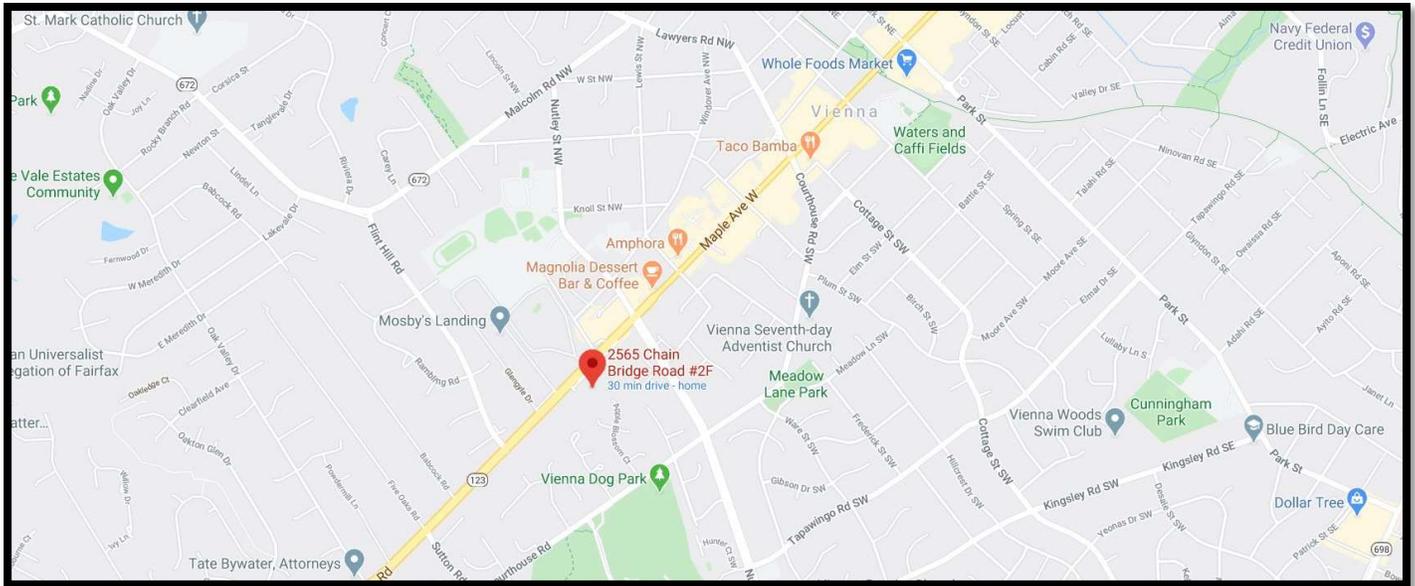
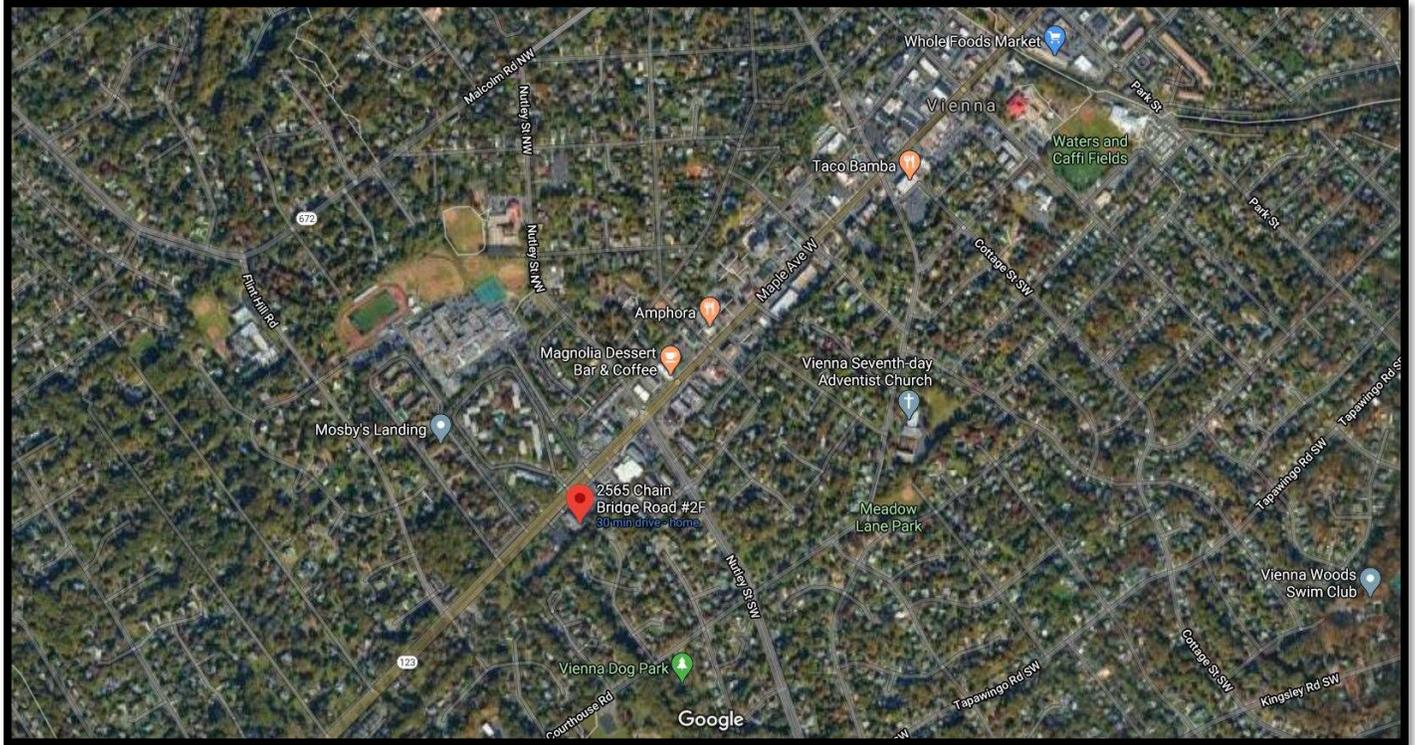


2565 Chain Bridge Rd Unit #2F, Vienna, VA 22181

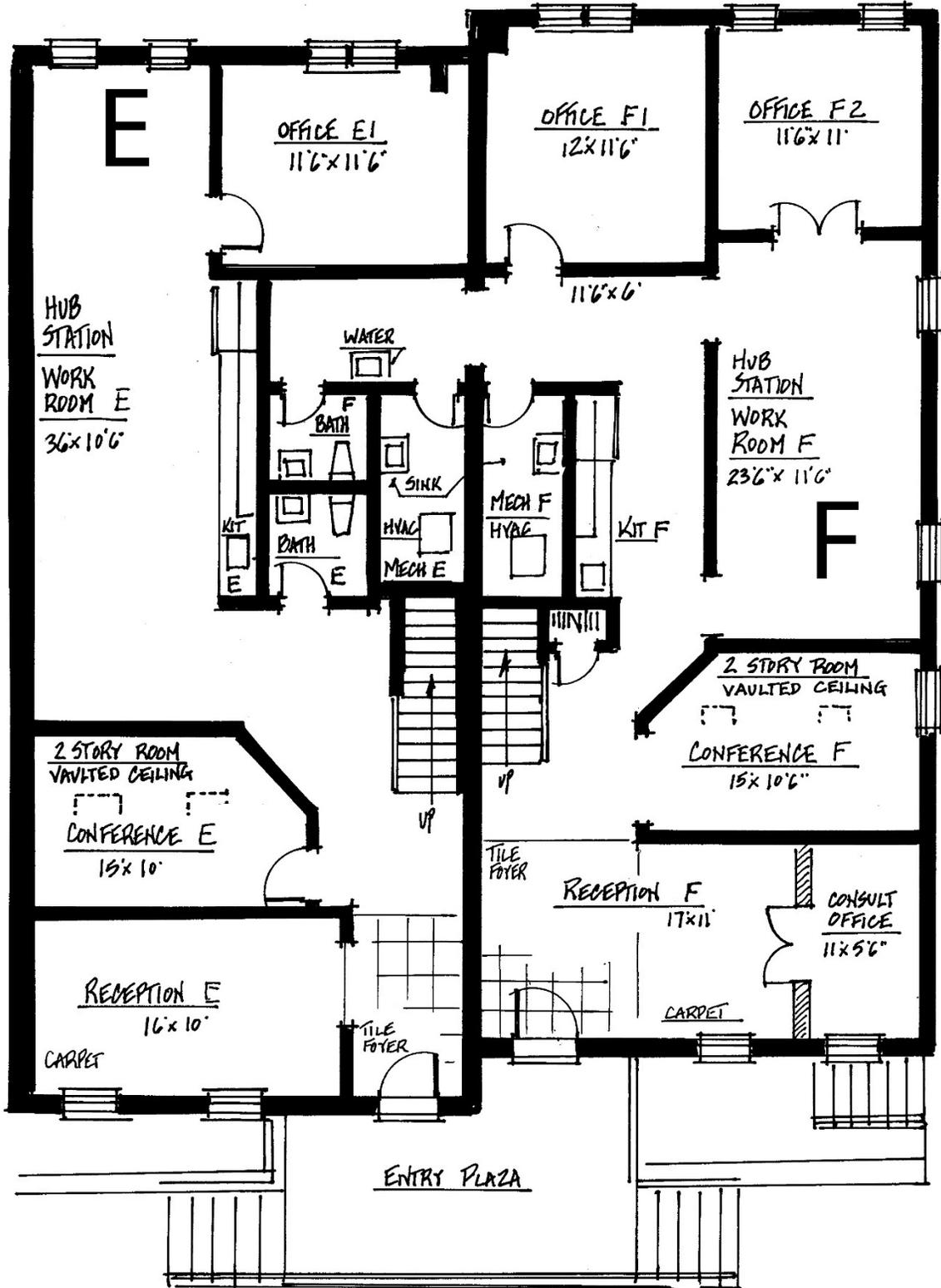


2567 Chain Bridge Rd Unit #2E, Vienna, VA 22181

Via Google Maps



Combined Units Main Level Floor Plan



2567 CHAIN BRIDGE ROAD
VIENNA - VIRGINIA - 22180

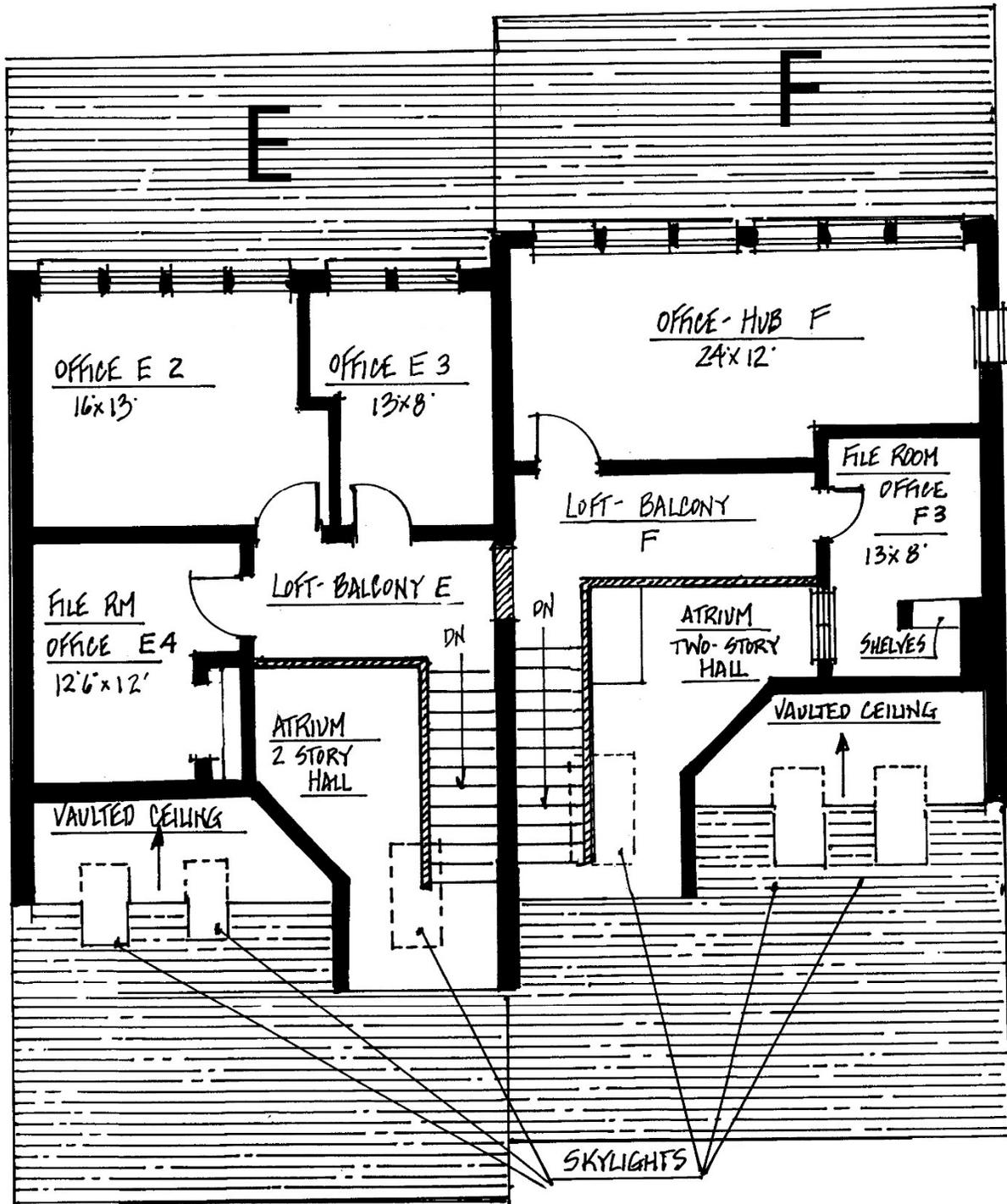
UNIT E

2565 CHAIN BRIDGE RD
VIENNA - VIRGINIA 22180

UNIT F

ALL ILLUSTRATIONS AND DIMENSIONS ARE APPROXIMATE.

Combined Units Upper Level Floor Plan

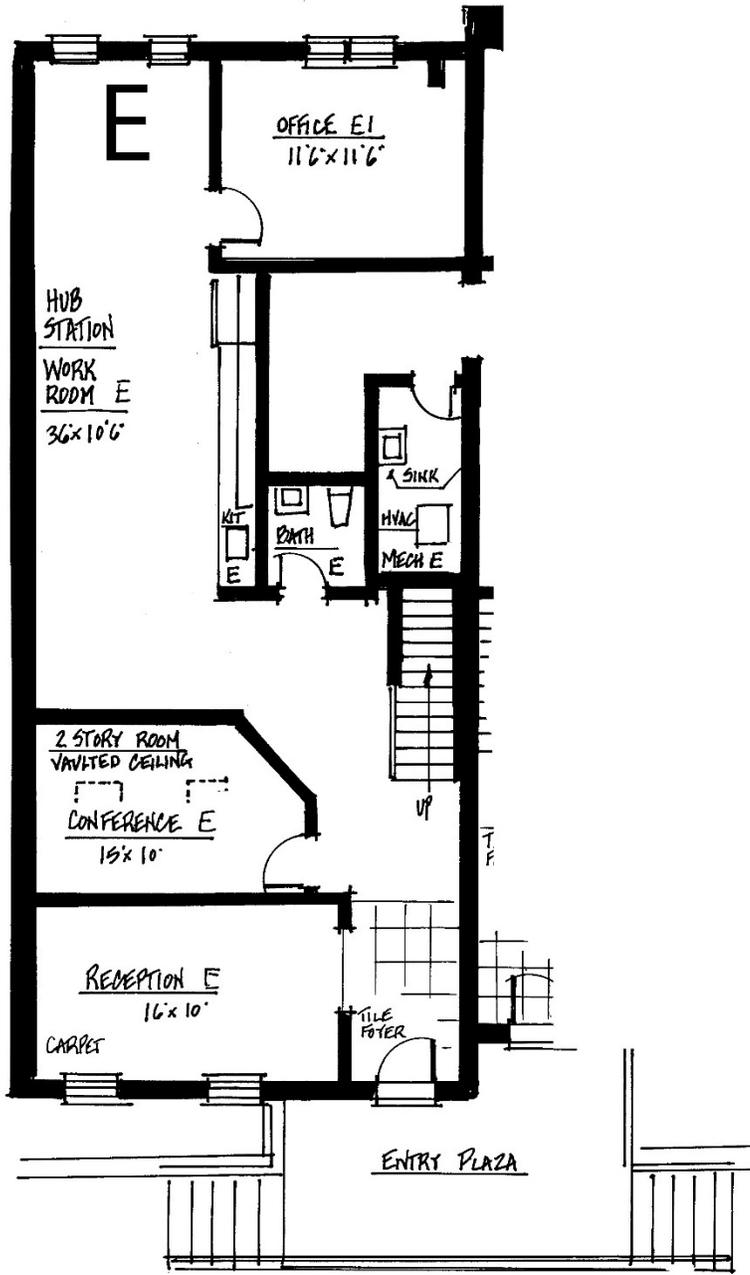


2567 CHAIN BRIDGE ROAD
VIENNA - VIRGINIA - 22180
UNIT E UPPER FLOOR

2565 CHAIN BRIDGE ROAD
VIENNA - VIRGINIA - 22180
UNIT F UPPER FLOOR

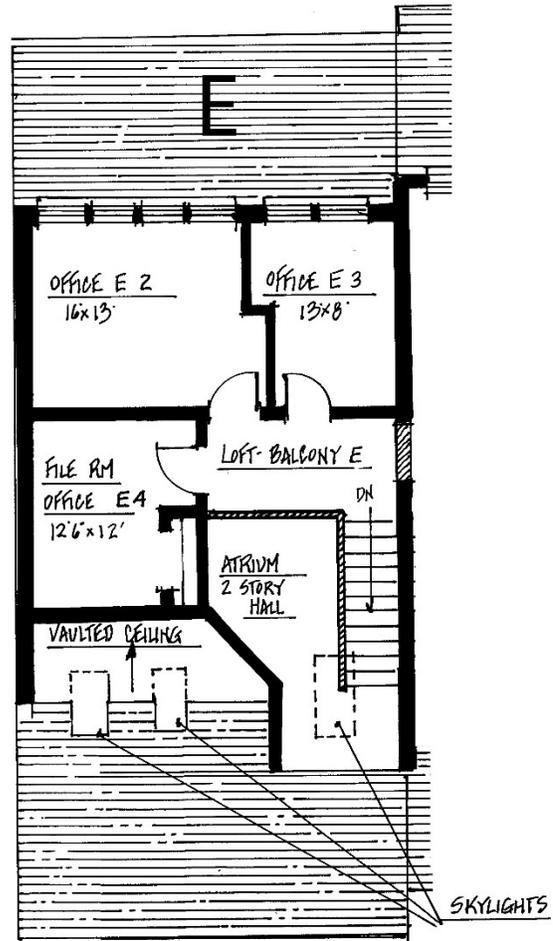
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Floor Plan of 2567 Chain Bridge Rd Unit 2E



2567 CHAIN BRIDGE ROAD
 VIENNA - VIRGINIA - 22180
 UNIT E

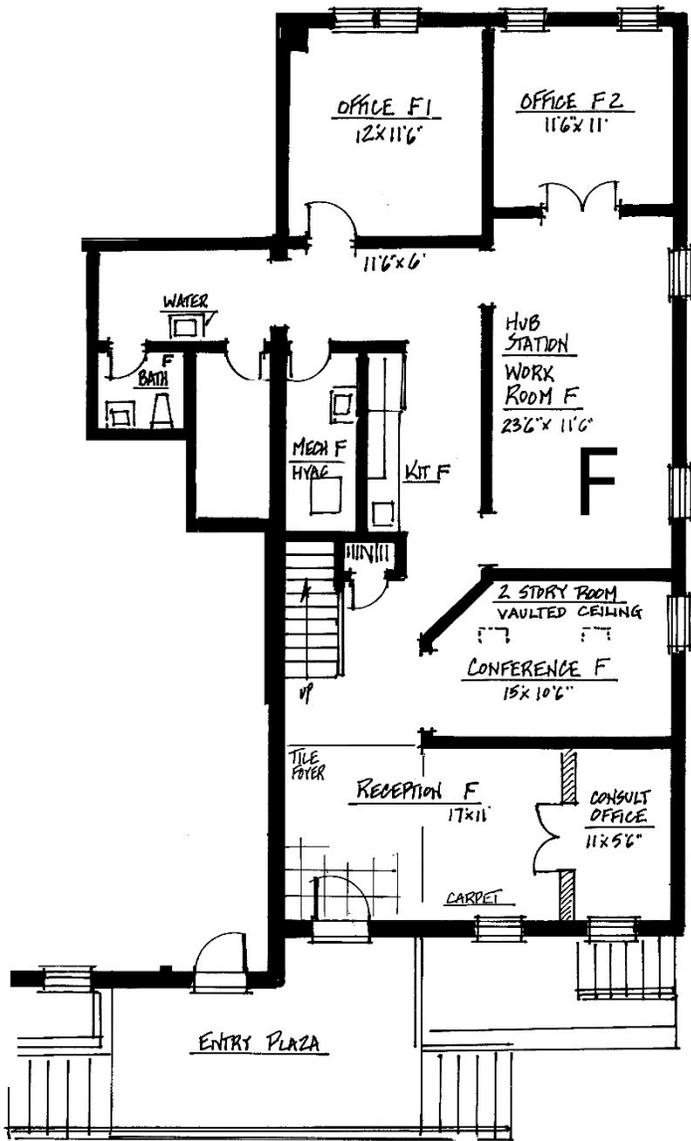
ALL ILLUSTRATIONS AND DIMENSIONS ARE APPROXIMATE.



2567 CHAIN BRIDGE ROAD
 VIENNA - VIRGINIA - 22180
 UNIT E UPPER FLOOR

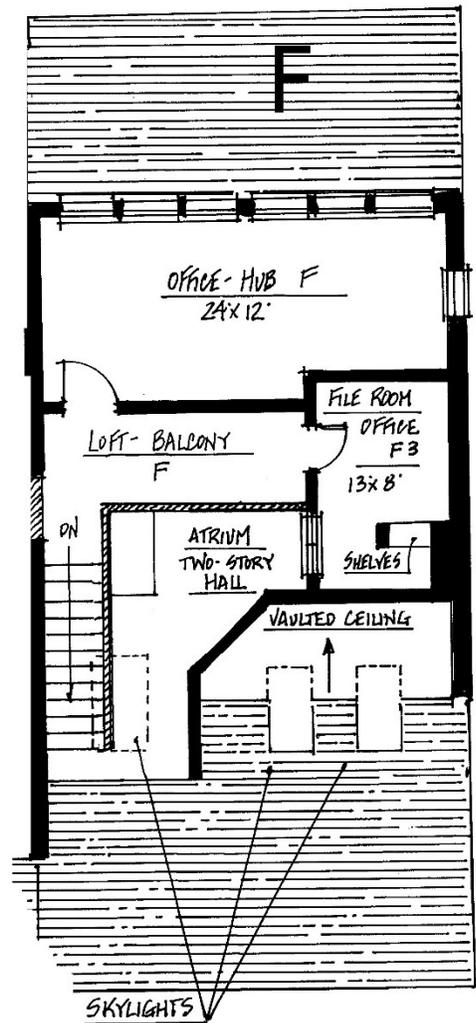
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Floor Plan of 2565 Chain Bridge Rd Unit 2F



2565 CHAIN BRIDGE RD
VIENNA - VIRGINIA 22180
UNIT F

ALL ILLUSTRATIONS AND DIMENSIONS ARE APPROXIMATE.



2565 CHAIN BRIDGE ROAD
VIENNA - VIRGINIA - 22180
UNIT F UPPER FLOOR

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3-D Floor Plan of 2567 Chain Bridge Rd Unit 2E

