



**BERKSHIRE HATHAWAY**  
HomeServices  
PenFed Realty

**Berkshire Hathaway PenFed Realty**  
**Land & Commercial**  
1886 Metro Centro Drive, Suite 200  
Reston, VA 20190

**John Sabo, Associate Broker**  
**Direct: 703-216-8222**  
**E-mail: johnsabo@mris.com**

## Medical Condo Sterling

<b>Location</b>	46169 Westlake Drive Unit 130, Sterling, VA 20165
<b>Unit Size</b>	1750 SF
<b>Use</b>	General office Medical office
<b>List Price</b>	\$409,000.00
<b>Sale Price</b>	\$233 SF
<b>Year Built</b>	2004
<b>Taxes</b>	2016 tax year \$5707
<b>Directions</b>	From Route 7 west right on Cascades Parkway to a left on Palisades Parkway to a left on Westlake to 46169 on the left.
<b>Remarks</b>	Super ground floor unit already built out right off the main lobby. Ideal for a physician or general office. Condo has four offices, reception and kitchen. In great condition move-in ready. Condo fee is \$750 per month. Get maximum exposure on the first floor! Motivated Seller.
<b>Contact</b>	John Sabo 703-216-8222



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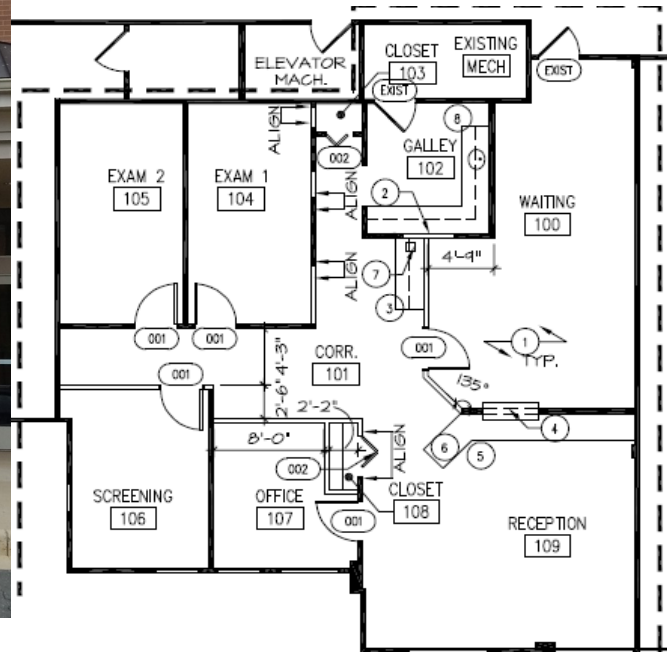
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**Grow your business with first floor exposure and easy access!**

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