

# \$899,000 - 7633 Leesburg Pike, Falls Church

MLS® #VAFX2247878

**\$899,000**

0 Bedroom, 0.00 Bathroom, 3,120 sqft

Commercial Sale on 0.00 Acres

N/A, Falls Church, VA

FULLY-LEASED INVESTMENT UNIT FOR SALE! 1st floor & 2nd floor leased through 4/30/28. Desirable and conveniently located on Leesburg Pike between Falls Church and Tysons Corner, next to Marshall HS, w/easy access to 495, 395 & 66! Two-story unit in property owners association (Tysons Office Park) is currently built-out as Suite 100 (1st Flr) and Suite 200 (2nd Flr). Suite 100 is leased by Banagan & Associates Accounting (since 2014), and Suite 200 is leased by Top Therapy & Wellness (since 2010). Investor-owner opportunity for rental income producing property (approx. 6% cap rate)! Monument signage facing Leesburg Pike, uniform exterior signage allowed on building, plenty surface parking. Please call ahead for showing access, so that we can schedule with the tenants.

Built in 1980

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | VAFX2247878     |
| Price          | \$899,000       |
| Bathrooms      | 0.00            |
| Square Footage | 3,120           |
| Acres          | 0.00            |
| Year Built     | 1980            |
| Type           | Commercial Sale |
| Sub-Type       | Condo, Office   |



Status Active

## Community Information

Address 7633 Leesburg Pike  
Subdivision N/A  
City Falls Church  
County FAIRFAX-VA  
State VA  
Zip Code 22043

## Amenities

Parking Lighted Parking, Unassigned, Surface

## Interior

Heating Heat Pump(s), Heat Pump - Electric BackUp  
Cooling Central A/C, Heat Pump(s)  
# of Stories 2

## Exterior

Exterior Brick and Siding, Concrete/Block

## School Information

District FAIRFAX COUNTY PUBLIC SCHOOLS

## Additional Information

Date Listed June 13th, 2025  
Days on Market 139  
Zoning 430 (C-3)

## Listing Details

Listing Office Questor Realty, Inc.



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Listing information last updated on October 29th, 2025 at 12:01pm EDT