

**For Sale**  
**7,000 SF Office Building**  
*238 Potomac Avenue • Quantico, VA 22134*



Prepared by:

**Trust Properties, Inc.**

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# TRUST PROPERTIES

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8100 Ashton Avenue • Suite 206 • Manassas, VA 20109

Office (703) 392-0002 • Fax (703) 392-1140

## For Sale 7,000 SF Office Building

Area: Northern Virginia • Prince William County • Town of Quantico  
Washington, DC Metropolitan Area

Location: 238 Potomac Avenue • Quantico, VA 22134

Available:

<u>Address</u>	<u>GPIN:</u>	<u>SQ.FT.</u>
<b>238 Potomac Ave</b>	8287-85-9814	<b>9,625 (Lot size)</b>

Zoning: B-1 (Town of Quantico)

Comments: 

- High visibility; frontage on Potomac Avenue
- Strategic government contractor location
- Excellent site for banks / credit unions
- Abundant public on street parking
- Available for short notice occupancy
- Shown by appointment only. **Restricted access.**  
“All personnel requesting access to MCINCR-MCB Quantico must have an approved ID and be registered into the Defense Biometric Identification System (DBIDS), prior to being allowed access to the base.” Those with a record of felony charge(s) will not be allowed entry. Please visit their website for complete and up-to-date guidelines.  
[www.quantico.marines.mil/Base-Access/](http://www.quantico.marines.mil/Base-Access/)

Sale Price: \$1,680,000.00

**Contact:** Office: 703-392-0002  
Patrick T. Sullivan II

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*\*Agent licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Jan.01.2022



**TRUST PROPERTIES**

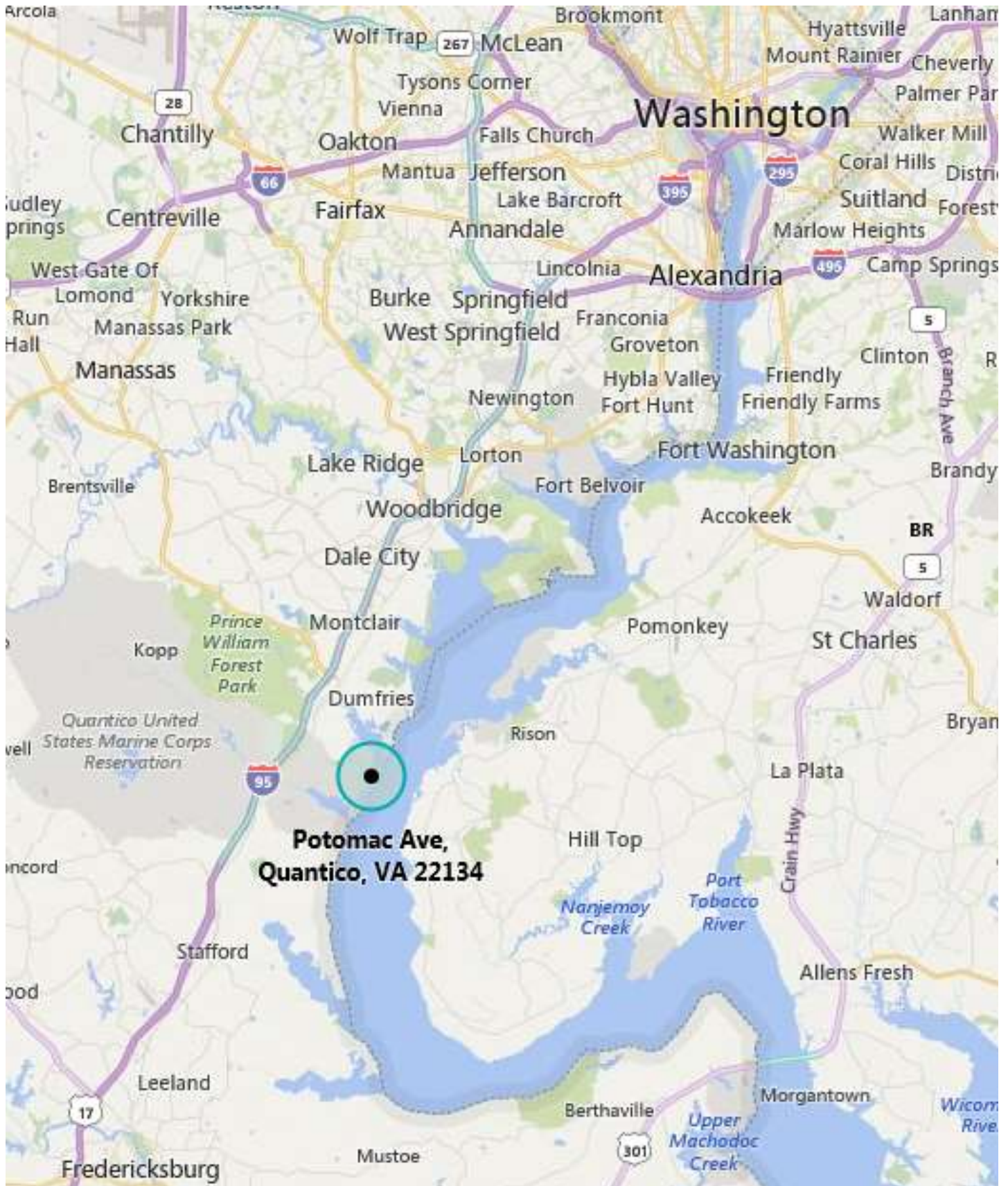
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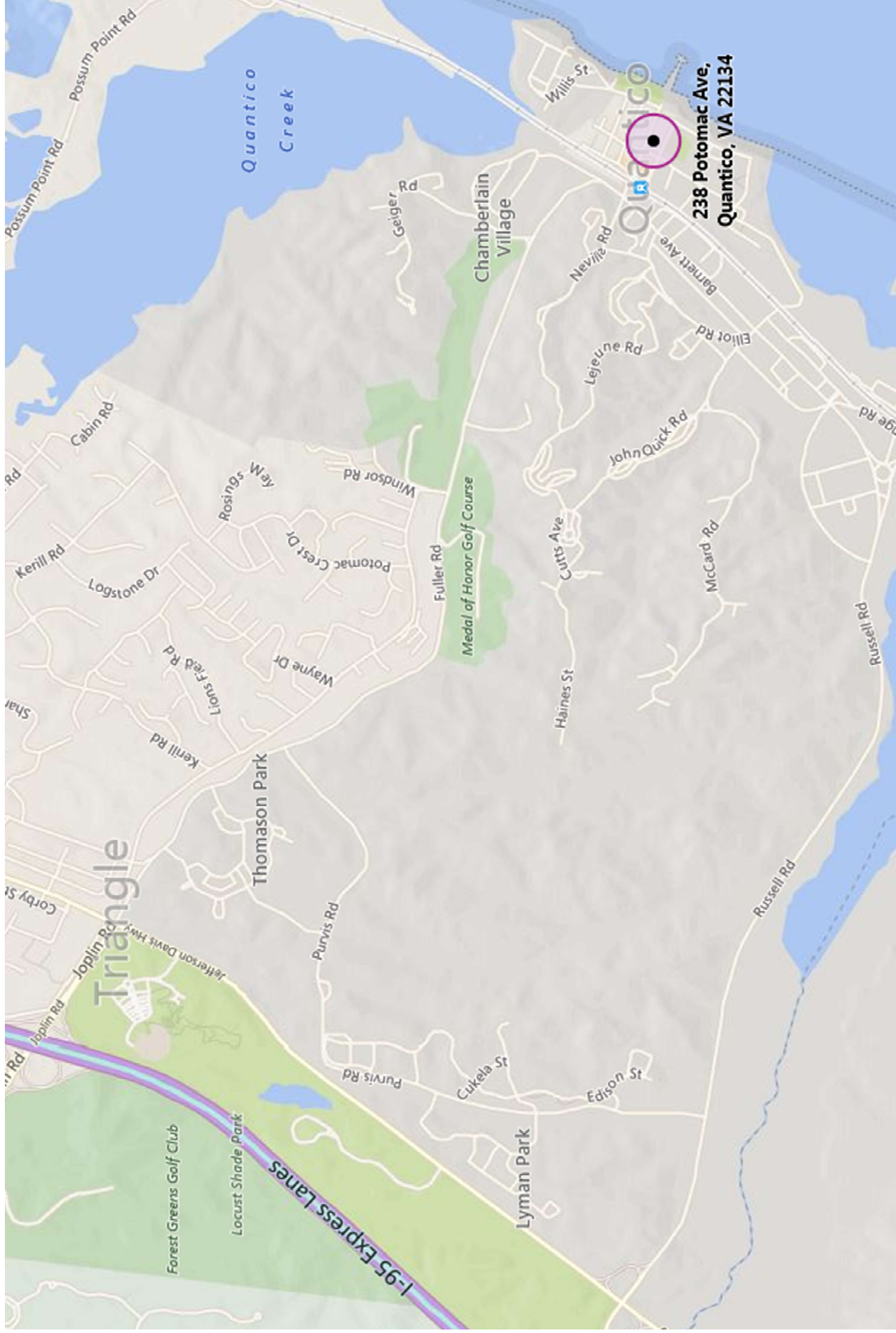
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## REGIONAL MAP

238 Potomac Avenue

Quantico, VA 22134





238 Potomac Avenue  
Quantico, VA 22314

## LOCATION MAP

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238 Potomac Avenue  
Quantico, VA 22314

**AERIAL**





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**AERIAL**



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# TAX MAP

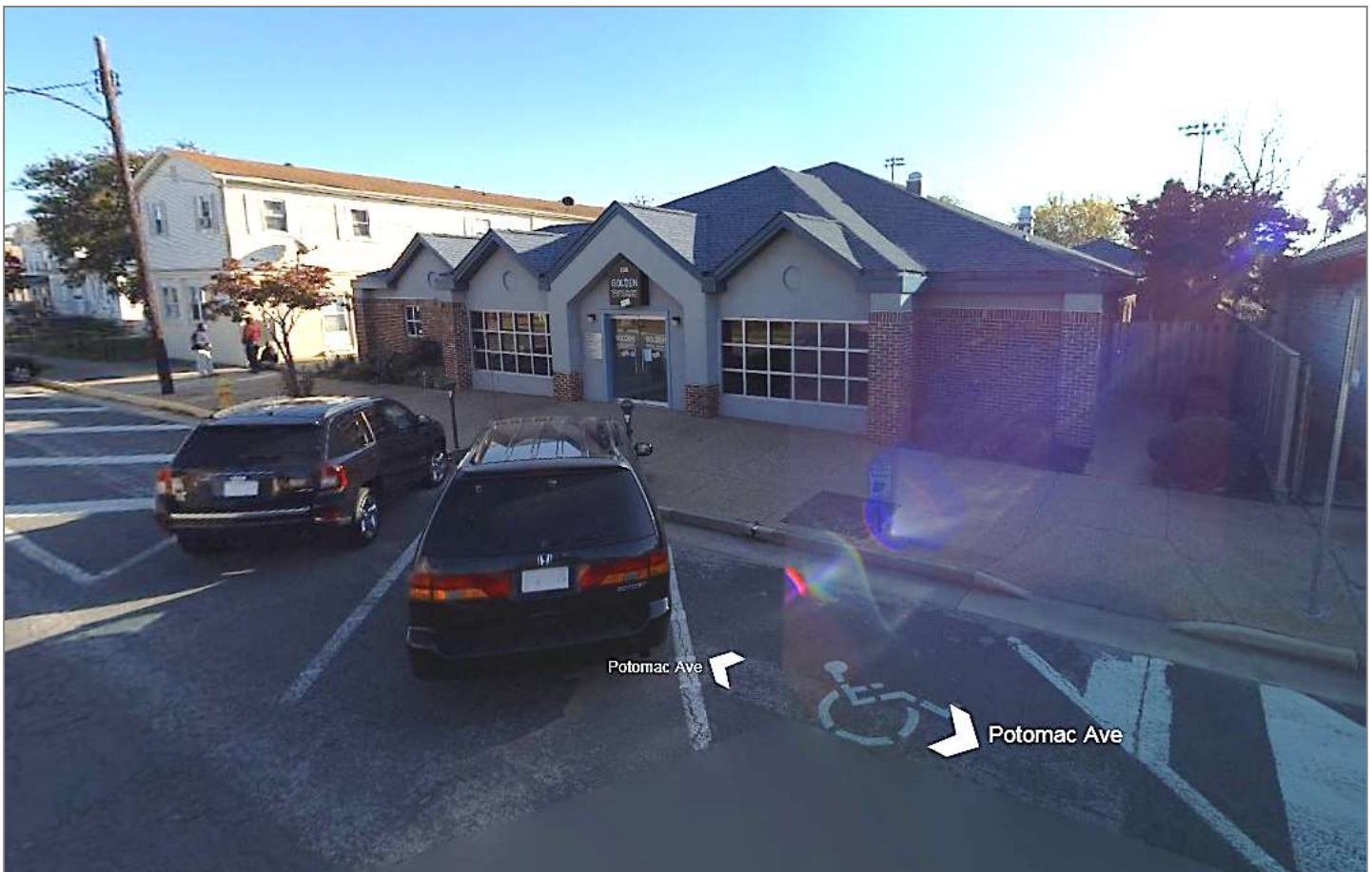
238 Potomac Ave  
Quantico, VA22134





# STREET PICTURES

238 Potomac Avenue  
Quantico, VA 22134





## **B-1 Zoning Information (Town of Quantico)**

Source: Online Code of Ordinances, Supplement 16, Online content updated on Jul-28-2017

Town of QUANTICO, VA • Codified thru Ordinance No. O-2017-1, enacted Feb-9-2017. (Supp. No. 16)

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### ARTICLE III. - BUSINESS DISTRICT B-1

**Cross reference**— Businesses, ch. 22.

Sec. 110-91. - Intent of article.

The B-1 business district provides primarily for retail shopping and personal services uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character of the B-1 district and its compatibility with its residential surroundings.

(Ord. of 11-12-1992(1), § 12-111)

Sec. 110-92. - Use regulations.

A building or land in the B-1 district shall be used for one or more of the following uses:

- (1) Apartments as ancillary uses on the second floor of structures designed for other commercial uses.
- (2) Banks, drive-in or otherwise, so long as driveway space shall be provided off the street for all vehicles waiting for drive-in service.
- (3) Bakeries.
- (4) Barbershops or beauty parlors.
- (5) Catering or delicatessen businesses.
- (6) Dry cleaning or pressing pickup stations or shops.
- (7) Florists' shops.
- (8) Laundromats or self-service dry cleaning establishments.
- (9) Nursery schools, child care centers and kindergartens.
- (10) Offices, general business or professional.
- (11) Pet shops or dog beauty parlors, provided that any workrooms, cages or pens be maintained within a completely enclosed, soundproof building.
- (12) Public uses (including post offices), utility company offices and libraries.
- (13) Private clubs, lodges or meeting halls.
- (14) Restaurants.
- (15) Shoe repair shops.
- (16) Service stations (with major repairs under cover).
- (17) Shops for the sale, service or repair of home appliances, office machines, electrical, television and radio equipment.
- (18) Stores or shops for the conduct of retail business, including the sale of accessories, antiques, appliances, beverages, carpets, clothing, drugs, fabrics, food, furniture, garden supplies,



groceries, hardware, hobby supplies, saddlery supplies, office supplies, paint, sporting goods, stationery and similar stores, but not including adult bookstores or adult minimotion picture theaters.

(19) Studios for artists, photographers, teachers, sculptors or musicians.

(Ord. of 11-12-1992(1), § 12-112)

Sec. 110-93. - Requirements for permitted uses.

- (a) Before a building permit shall be issued or construction commenced on any permitted use in this B-1 district, or a permit issued for a new use, the plans in sufficient detail to show the operations and processes, shall be submitted to the planning commission for study up to 30 days. The planning commission shall refer these plans and its recommendations to the council for consideration at its next regularly scheduled meeting. Modification of the plans may be required.
- (b) Landscaping may be required by the planning commission on any commercial project in the B-1 district. Such landscaping must take into account the need for a reduction of reflective areas and traffic hazards.
- (c) Sufficient area in the B-1 district shall be provided:
  - (1) To adequately screen permitted uses from any adjacent business and residential district; and
  - (2) For off-street parking of vehicles incidental to the business, its employees and clients.
- (d) The council shall act on any application received within 30 days after receiving the application. If formal notice in writing is given to the applicant, the time for action may be extended for a 30-day period. Failure on the part of the council to act on the application within the established time limit shall be deemed to constitute approval of the application.
- (e) All applications and permits for a change of use of the property and zoning for new construction shall expire after six months from date of issuance of the permit or approval of the application, if substantial construction has not commenced.

(Ord. of 11-12-1992(1), § 12-113)

Sec. 110-94. - Setback regulations.

- (a) *Front.* Structures in the B-1 district may be located up to the property line.
- (b) *Side.* Side setback in the B-1 district shall have the same regulations as front setback.
- (c) *Rear.* The minimum area of five feet by eight feet shall be provided for garbage containers in the B-1 district.

(Ord. of 11-12-1992(1), § 12-114)

Secs. 110-95—110-125. - Reserved.