

MULTI FAMILY FOR SALE



**820 18th st S Arlington
Virginia 22202**



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All information should be independently verified prior to a purchase or lease of the property.

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We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM llc,

a Virginia Limited Liability Company

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207 Ramsay Alley, Ste 101, Alexandria Va 22314

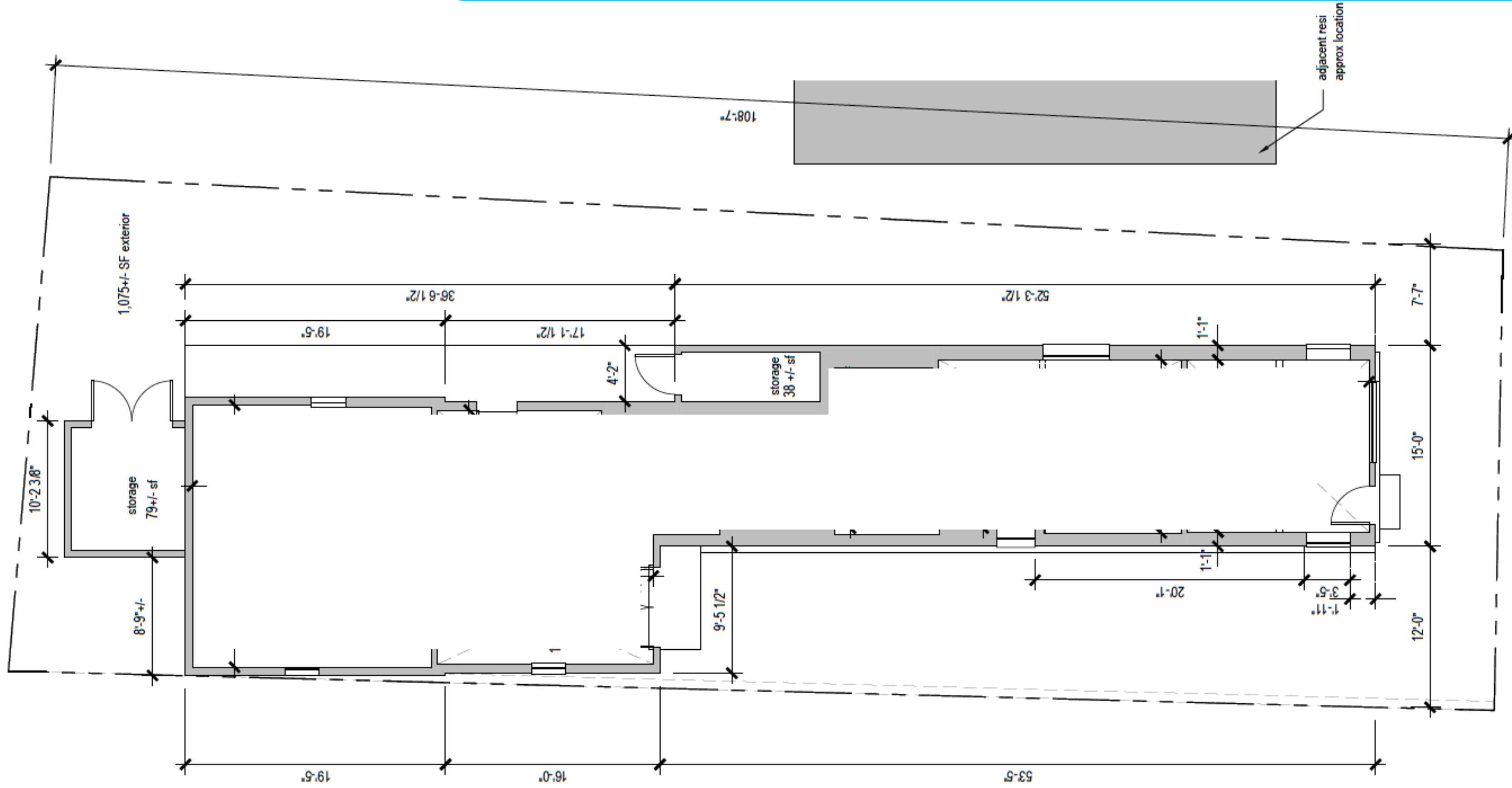


OVERVIEW



- 1399 Sf Building for sale in Aurora Highlands.
- 4026 Sf Lot
- Property Is zoned R-5 in Arlington County with a 211 Retail Strip classification.
 - Retail use is allowed.
- Asking \$900,000.00
- Minutes to Reagan National Airport, Boeing, Amazon HQ 2, Virginia Tech, Potomac Yards, and more.
- 0.50 Mile Walk to Pentagon City Metro
- 0.52 Mile walk to Crystal City Metro
- Three units in in place.
 - 21 BR/1 Bath
 - 1 Storage Unit
- PLEASE DO NOT DISTURB THE TENANTS.

BUILDING LAYOUT



EXISTING PLAN

SCALE: 1/8" = 1'-0"

ALL DIMENSIONS APPROXIMATE - GC VERIFY
EXISTING DIMENSIONS IN FIELD TYPICAL

Exist 1,620 +/- sf exterior gross
Exist 1,412 +/- sf interior gross

PROPERTY DESCRIPTION

36-009-005

820 18th ST S ARLINGTON VA 22202

Owner

TWENTY-THIRD STREET CORRIDOR
LLC

Mailing Address

P O BOX 6600
MCLEAN VA 22106

Year Built

1920

Property Class Code

211-Retail strip

Neighborhood#

980000

Site Plan

N/A

Legal Description

LOT 30 PT 29 BK 16 ADDISON HEIGHTS 4039 SQ FT

Trade Name

KOLB ELECTRIC

GFA

900

Zoning

R-5

Map Book/Page

075-14

Rezoning

N/A

EU#

N/A

Lot Size

4039

Polygon

36009005

Tax Exempt

No

An aerial map of Arlington, Virginia, showing various neighborhoods and landmarks. The map includes labels for Pentagon City, Aurora Highlands, and Crystal City. Key locations marked include the Fashion Centre at Pentagon City (992k SF), Crystal City Shops (294k SF), and Crystal & Clark (76k SF). The map also shows the Pentagon, the Potomac River, and the District of Columbia border. A blue banner at the top right reads "AERIAL".

About PVIM

Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.



CONTACT PVIM

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