

T R I U M P H

PROPERTY GROUP

1020 Bernard St. JR OFFICE BUILDING FOR SALE **“EXCLUSIVE” \$1,200,000.00**

LOCATION: 1020 Bernard St., Alexandria VA, 22314

Map-Block-Lot Number: 044.02-06-07

Lot Size (Sq. Ft.): 3835

Building/Unit Area (Sq. Ft.): 3900

Stories: Two story building plus lobby, (1) one car garage and elevator (Handicap Accessible).

Primary Property Class: JR OFFICE BUILDING (489)

Assessment: \$ 1,033,500 (2008)

R.E. Taxes: \$ 7,564.62 (2007)

Parking: Eight (8) Cars, Outdoor Parking.

DESCRIPTION: A THREE(3)STORY ELEVATOR JR OFFICE BUILDING (489) for sale (highlighted). With a total of 3900 usable square feet and 8 car parking, this building is in the perfect location for medical services as it is on the exit for THE MONROE AVENUE BRIDGE right off of **ROUTE ONE and 1 block away from George Washington Parkway**. Not to mention this is a residential area. There is a development currently being built across the street called POTOMAC YARD which is huge in its entirety and will certainly bring the value up on this property.



Rent Roll

Floor Status Description Current Rent Projected LXP- currently owner occupied.

Ground Floor N/A Lobby and One Car Garage, maintenance room

Second Floor: \$2500.00

Third Floor: \$2500.00

Monthly Income \$ 5000.00

Annual Income \$60,000.00

This is a Co-broke with 3% to the cooperating broker.

Contact: David Hall 917.294.1657 Cell 646.201.4029 Office** 646.417.5850 Fax****

All information is from sources deemed reliable. No representation is made or is to be implied as to the accuracy thereof and is offered to you subject to errors, omission, change in price, prior sale or lease and/or withdrawal without notice. Dimensions are approximate and property should be re-measured for absolute accuracy.

Licensed Real Estate Broker 118 East 28th Street – Suite 201, New York, NY 10016 Tel: 646.201.4029 Fax: 646.417.5850



City of Alexandria, Virginia
Department of Real Estate Assessments

301 King Street, City Hall, Room 2600
Alexandria, VA 22314
Tel: 703.838.4646
Fax: 703.706.3979
realestate@alexandriava.gov

BACK

Detailed Property Description

**1020 BERNARD ST
ALEXANDRIA, VA**

Account Number: 50469750

Map-Block-Lot Number: 044.02-06-07

Primary Property Class: JR OFFICE BUILDING (489) **Study Group:** 0686

General Information and Description

Owner Name:

BERNARD STREET PROPERTIES LLC

Mailing Address:

1020 BERNARD ST
ALEXANDRIA VA 22314

Census Tract: 2018.01

Census Block:

Legal Description:

LOT 505 PORT CITY T/H

Assessment Information

Tax Status: TAXABLE

Assessment Date	Land Value	Building Value	Total Value
01/2008	\$366,713	\$666,787	\$1,033,500
01/2007	\$333,375	\$578,025	\$911,400
01/2006	\$317,500	\$550,500	\$868,000
01/2005	\$276,100	\$482,800	\$758,900
01/2004	\$230,100	\$429,800	\$659,900
01/2003	\$134,200	\$373,400	\$507,600
01/2002	\$122,000	\$319,400	\$441,400
01/2001	\$122,000	\$279,300	\$401,300
01/2000	\$108,900	\$273,300	\$382,200

Sales Information

Sale Date	Sale Price	Grantor	Sale Code	Sale Ref. ID
03/20/2008	\$0	KEMP FRANK S	J	080005720
12/19/1996	\$360,000	BERNARD STREET ASSOCIATES	A	1590-465
12/07/1985	\$0		A	1165-992
12/02/1985	\$143,000		G	11701612

Land Description

Lot Size (Sq. Ft.): 3835

Zoning: CSL

Building Description

Stories:

Building/Unit Area (Sq. Ft.): 3900

Net Leaseable Area (Sq. Ft.):

Basement Area:

Basement Finished Area:

No. of 4 Fixture Baths: 0

No. of 3 Fixture Baths: 0

No. of 2 Fixture Baths: 0

Year Built: 1987

Construction Quality: GOOD

Building Condition: GOOD

Ext. Wall Construction:

Central A/C: YES

Fireplace(s): 0

No. of Condominium Parking Spaces: 0

There may be additional data for this property; contact Department of Real Estate Assessments for more information.

NOTE: Building area is above grade and does not include basement area.

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**Sales Considered For Assessment of
1020 BERNARD ST (ABST Code 489)**

Returned 18 results.

Property Address	Map-Block-Lot	2008 Assessment	Sale Date	Sale Code	Sale Price	ABST Code
900 PRINCE ST	074.01-07-07	\$2,361,600	10-01-2007	A	\$2,200,000	489
113 S ALFRED ST	074.01-06-13	\$844,920	11-21-2007	A	\$955,000	489
1454 DUKE ST	073.02-08-10	\$2,117,050	05-09-2007	A	\$2,200,000	489
114 N PATRICK ST	064.03-07-18	\$672,000	06-20-2007	A	\$675,000	489
2201 MT VERNON AV	034.02-12-27	\$886,600	02-09-2007	G	\$1,075,000	489
1000 DUKE ST	074.01-14-07	\$752,400	01-31-2007	A	\$690,000	489
1447 DUKE ST	073.02-07-26	\$1,874,760	09-27-2007	A	\$2,300,000	489
913 KING ST	064.04-05-43	\$1,193,325	10-11-2007	A	\$1,405,000	489
917 DUKE ST	074.01-07-24	\$562,000	03-21-2007	A	\$625,000	489
400 S WASHINGTON ST	074.04-10-01	\$1,775,970	02-15-2007	A	\$1,800,000	489
120 S PAYNE ST	074.01-03-30	\$2,048,970	08-23-2007	G	\$2,537,000	489
420 S WASHINGTON ST	074.04-10-18	\$748,000	04-16-2007	A	\$880,000	489
3020 DUKE ST	061.04-01-17	\$745,360	01-18-2007	G	\$1,400,000	400
3401 MT VERNON AV	015.04-03-02	\$456,000	12-28-2007	A	\$550,000	400
1101 QUEEN ST	064.03-04-13	\$1,339,100	02-28-2007	G	\$1,525,000	400
1201 KING ST	064.03-09-40	\$1,230,006	07-03-2007	A	\$1,180,000	400
4109 MT VERNON AV	007.01-02-19	\$1,575,000	01-10-2007	G	\$4,800,000	400
1315 KING ST	064.03-10-21	\$1,309,821	08-24-2007	A	\$1,300,000	400

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**Recent Sales Comparable To
 1020 BERNARD ST (ABST Code 489)**

Returned 15 results.

Property Address	Map-Block-Lot	2008 Assessment	Sale Date	Sale Code	Sale Price	ABST Code
307 S WASHINGTON ST	074.04-02-06	\$671,945	01-10-2008	J	\$0	489
122 A S ROYAL ST	074.02-06-07	\$1,160,640	01-10-2008	J	\$0	400
924 QUEEN ST	064.04-05-01	\$742,500	02-04-2008	A	\$900,000	489
107 N FAIRFAX ST	075.01-02-19	\$1,623,195	02-06-2008	R	\$0	400
107 ORONOCO ST	065.01-04-08	\$607,950	03-03-2008	F	\$625,000	489
807 FRANKLIN ST	080.01-09-02	\$341,250	03-07-2008	F	\$285,000	489
105 N ALFRED ST	064.04-13-25	\$2,466,240	03-14-2008	R	\$0	400
105 N ALFRED ST	064.04-13-25	\$2,466,240	03-14-2008	F	\$2,211,000	400
1020 BERNARD ST	044.02-06-07	\$1,033,500	03-20-2008	J	\$0	489
1710 PRINCE ST	073.02-02-03	\$1,197,330	03-25-2008	Q	\$0	941
1708 PRINCE ST	073.02-02-04	\$853,662	03-25-2008	Q	\$0	941
1707 DUKE ST	073.02-02-06	\$4,136,908	03-25-2008	Q	\$0	489
107 ORONOCO ST	065.01-04-08	\$607,950	03-27-2008	Q	\$0	489
101 S VAN DORN ST	047.04-06-07	\$21,783,090	03-28-2008	F	\$21,000,000	400
4222 KING ST	012.03-01-03	\$1,060,400	03-31-2008	F	\$948,000	489

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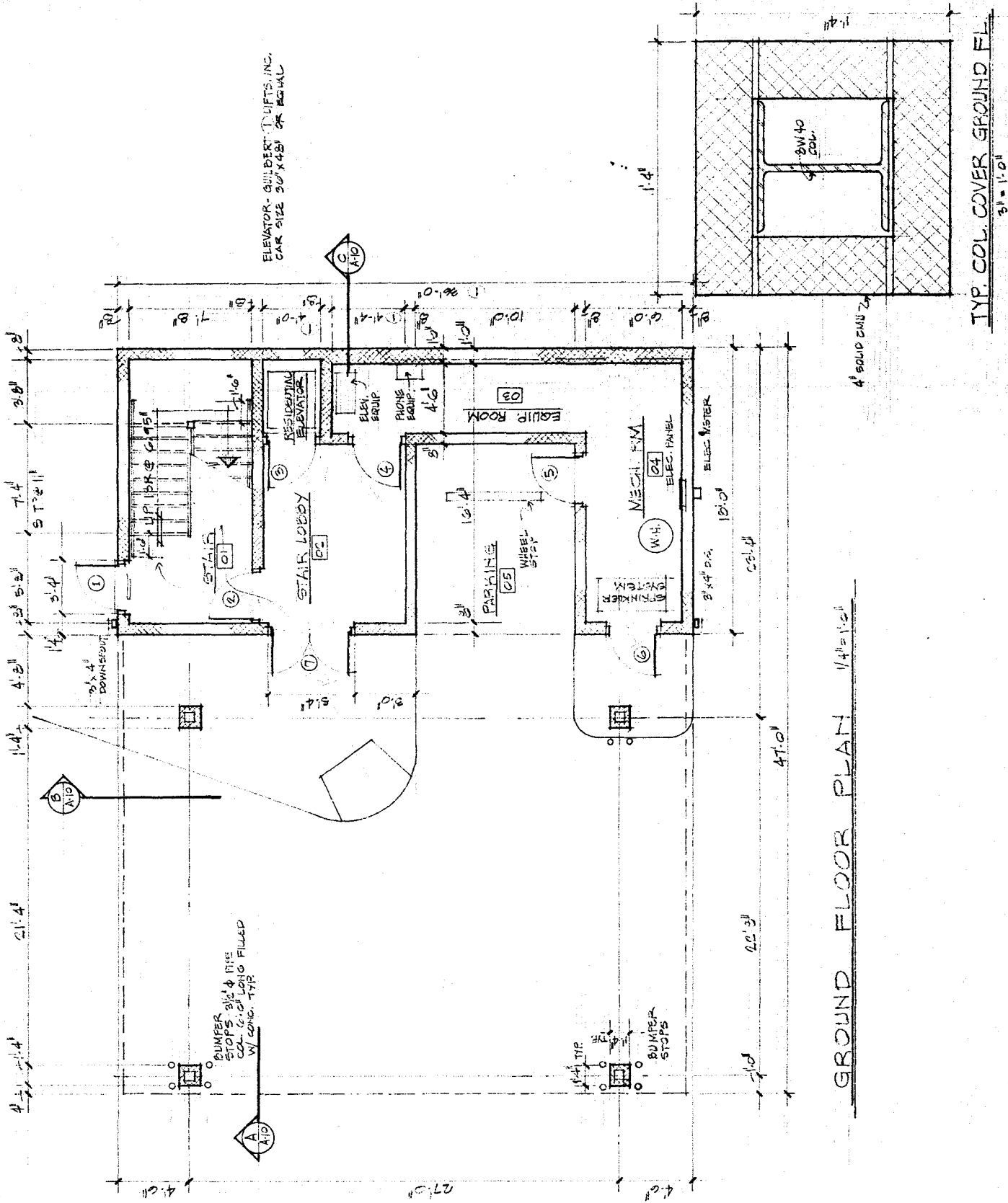
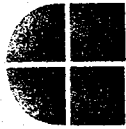
REVISI
28 JULY 88

PROJECT NO.
B523

DATE
3- APR 88

PROJECT
BEIDLER BUILDING
1020 BRYAN STREET
ALEXANDRIA, VIRGINIA

DESIGN PLUS
ALEXANDRIA VA
703-548-1828



ELEVATOR-GUILBERT LIFTS, INC.
CAR SIZE 30' X 48' OR EQUAL

BUMPER
STOPS. 3/2" & FIVE
COL. COVERED & FILLED
W/ CONC. TYP.

GROUND FLOOR PLAN 1/4" = 1'-0"

TYP. COL. COVER GROUND FL.
3/4" = 1'-0"

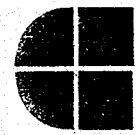


REVISED ① 28 JULY 86

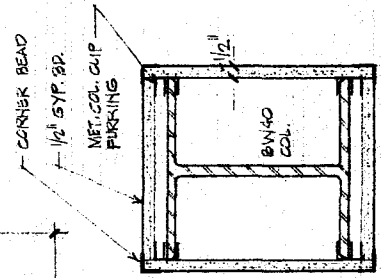
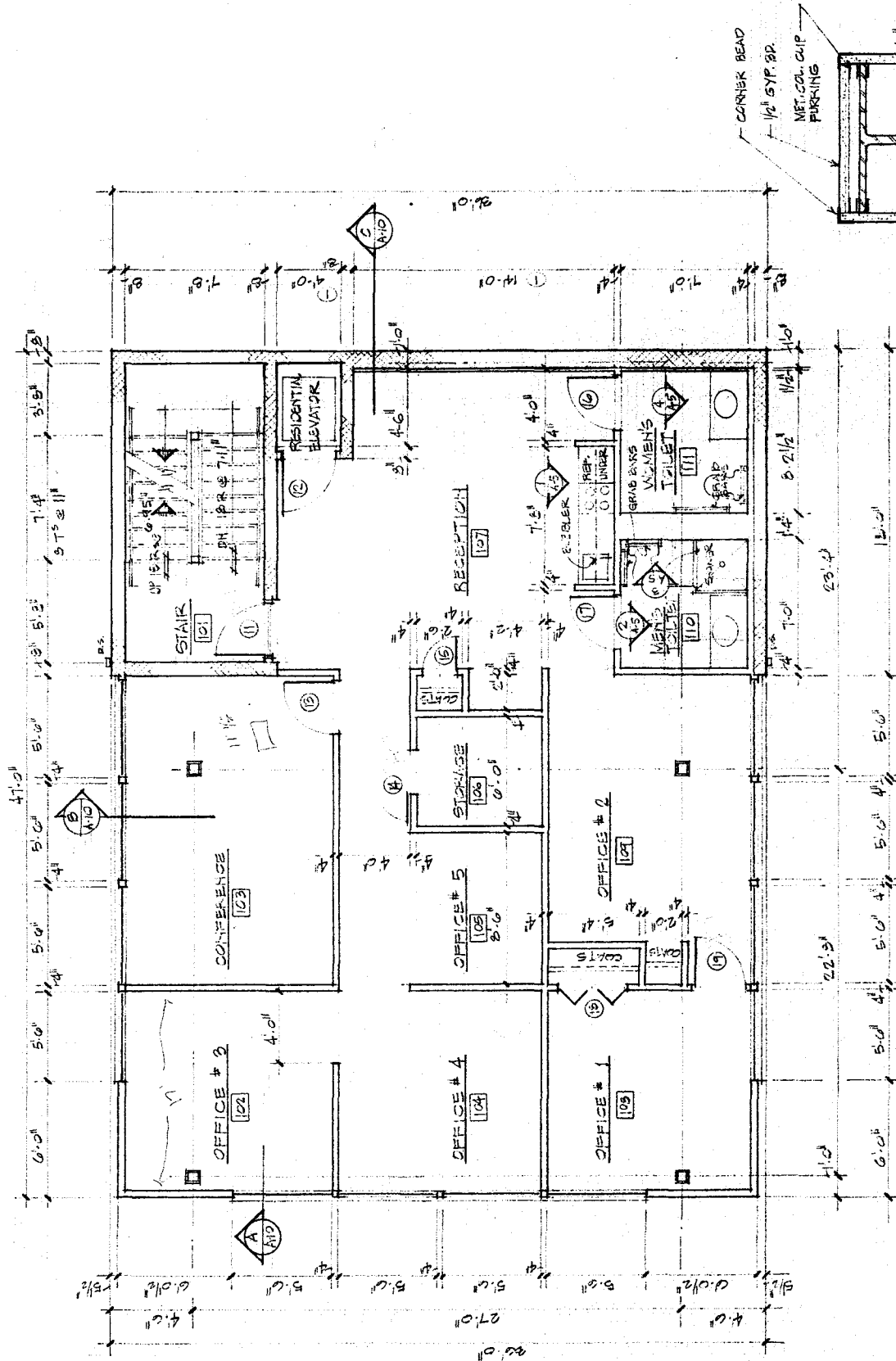
PROJECT NO. 9623

PROJECT
BEIDLER BUILDING
1020 BERNARD STREET
ALEXANDRIA, VIRGINIA

DESIGN PLUS
703.548.1828



A3
OF - 11



TYP. COL. COVER 1/2" FLG
3'-11.0"

FIRST FLOOR PLAN 1/4" = 1'-0"

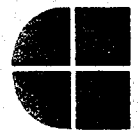


REVISED 28 JULY 86
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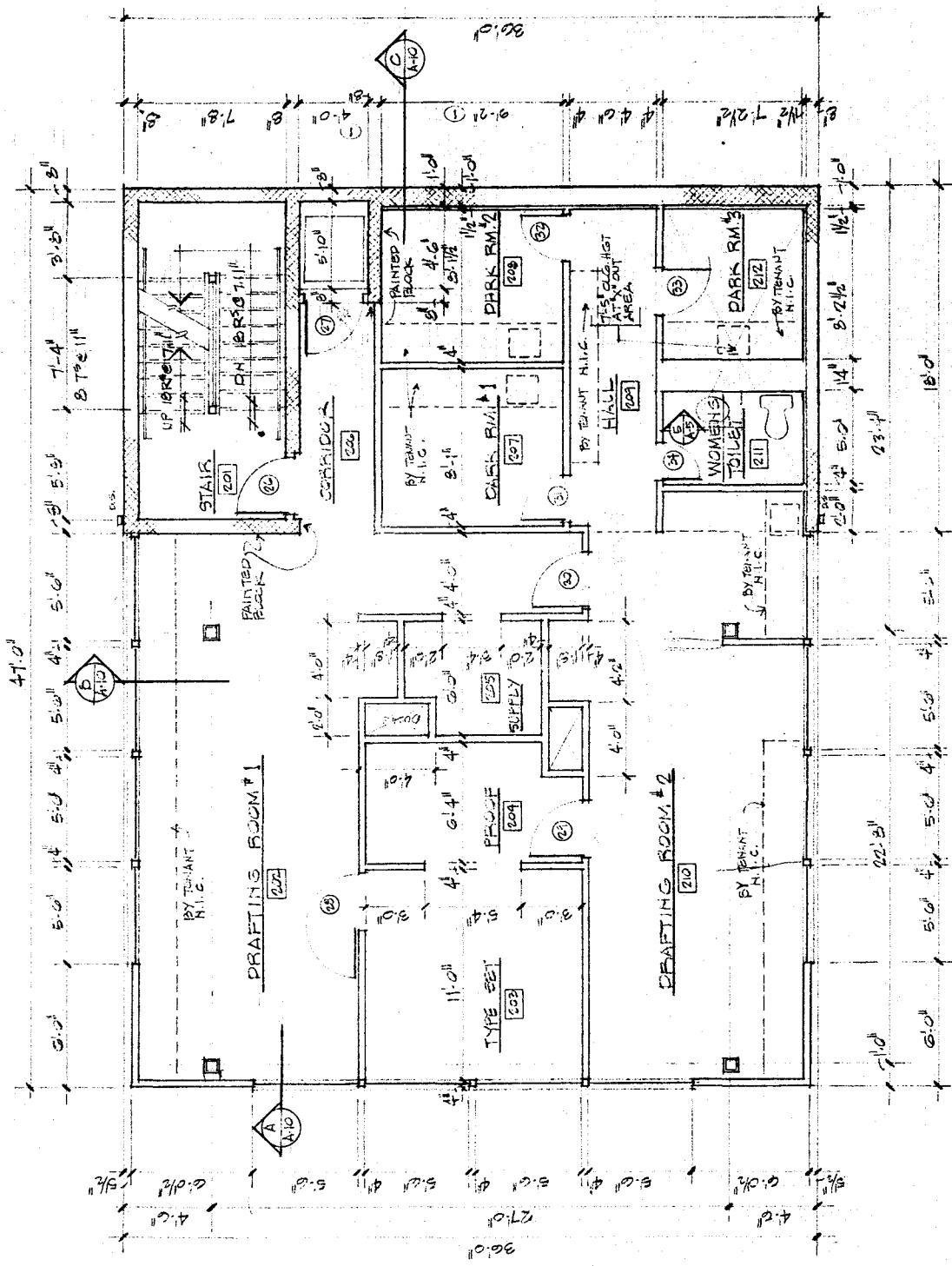
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PROJECT
BEIDLER BUILDING
1020 BERNARD STREET
ALEXANDRIA, VIRGINIA

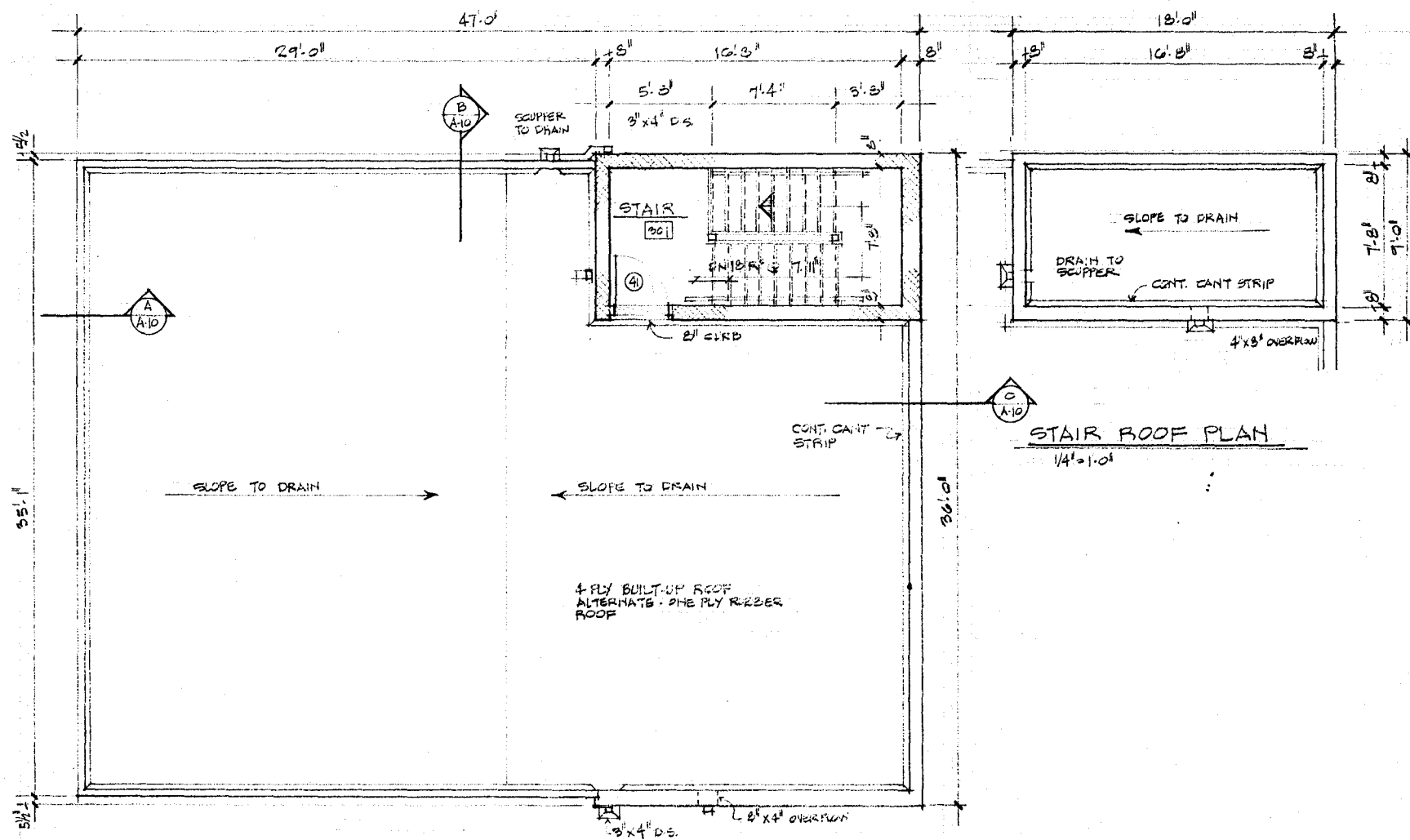
DESIGN PLUS
ALEXANDRIA VA
703-546-1828



A4
OF-11

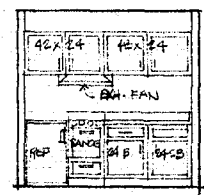


SECOND FLOOR PLAN 14' x 110'

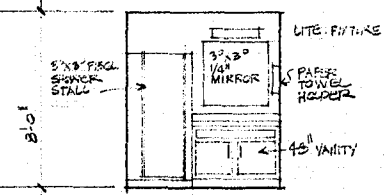


MAIN ROOF PLAN 1/4" = 1'-0"

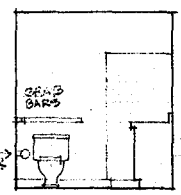
STAIR ROOF PLAN 1/4" = 1'-0"



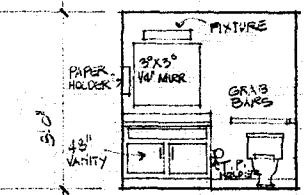
ELEV. 1
A5



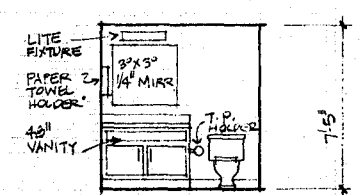
ELEV. 2
A5



ELEV. 3
A5



ELEV. 4
A5



ELEV. 5
A5

SCALE: 1/4" = 1'-0"



REVISED

PROJECT NO.
5523

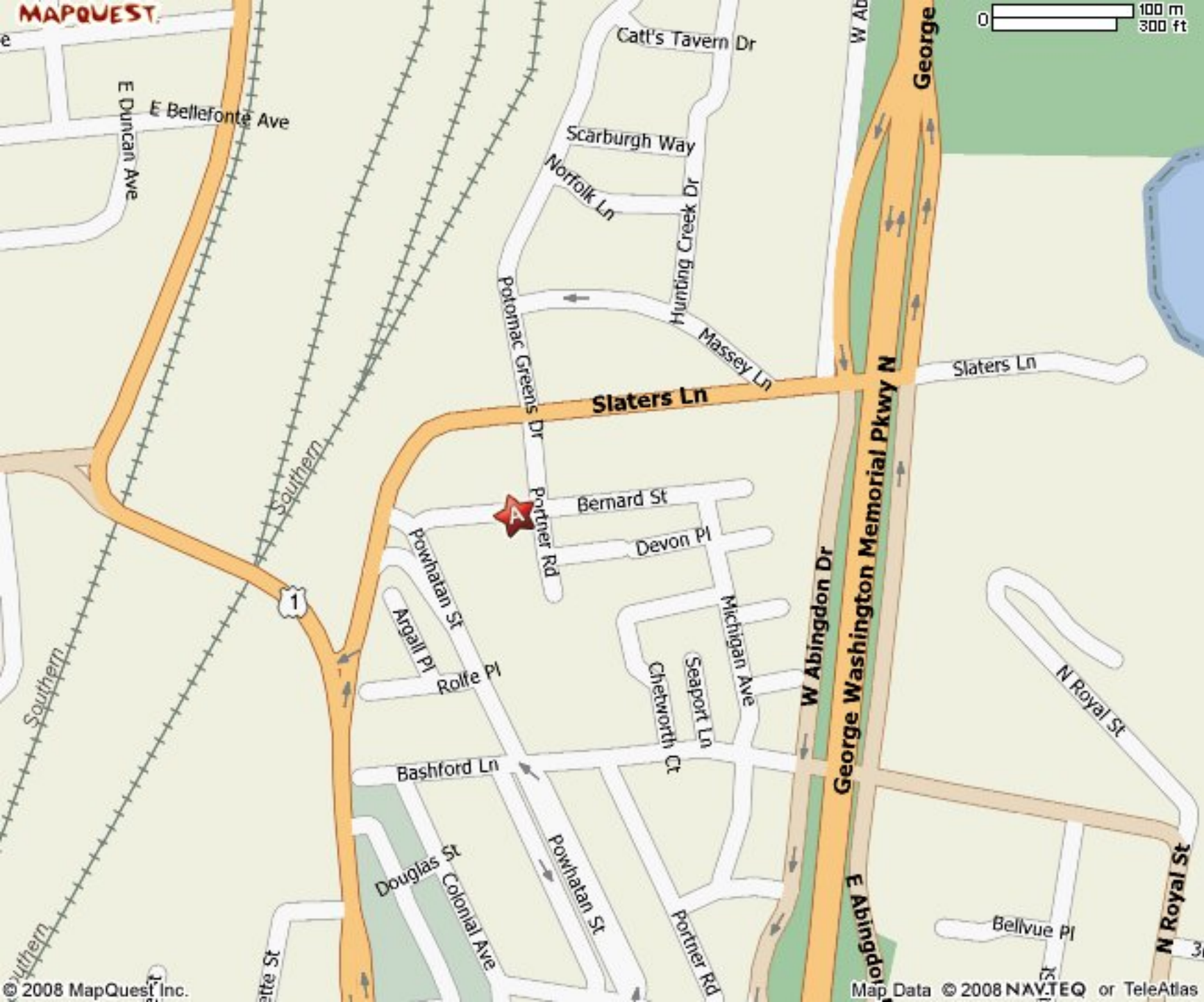
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PROJECT
BEIDLER BUILDING
1020 BERNARD STREET
ALEXANDRIA, VIRGINIA

DESIGN PLUS
ALEXANDRIA VA
703.540.1020



A5
OF 11



Building Pictures: 1020 Bernard St.

