

# SALE

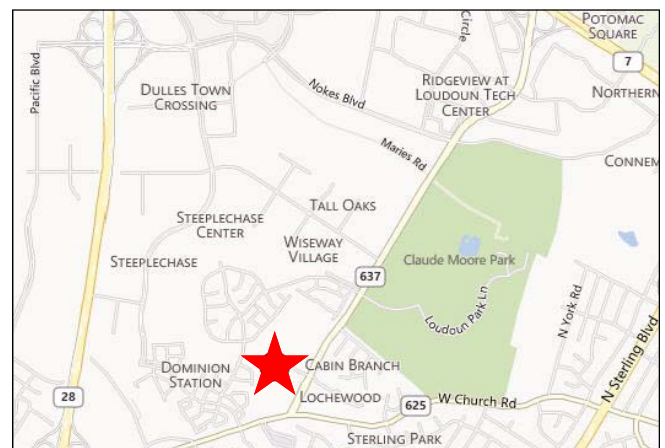
## OAKBROOK COMMERCE CENTER

45681 OAKBROOK COURT, UNIT 114 | STERLING | VA | 20164



### FEATURES:

- SALE PRICE – \$575,000
- UNIT 114 CONSISTS OF 1,552 SF WAREHOUSE SPACE WITH 3,486 SF FINISHED OFFICE WITH ONE DRIVE IN DOOR FOR A TOTAL OF 5,038 SF
- STRATEGICALLY LOCATED WITH EASY ACCESS TO ROUTE 7 AND ROUTE 28
- ANNUAL TAX: \$6,517.40
- ANNUAL CONDO DUES: \$3,400.00



CENTRALLY LOCATED THIS PROPERTY HAS EASY ACCESS TO  
ROUTE 28 AND ROUTE 7

Exclusive Listing By:



43671 Trade Center Place, Suite 106  
Dulles, Virginia 20166

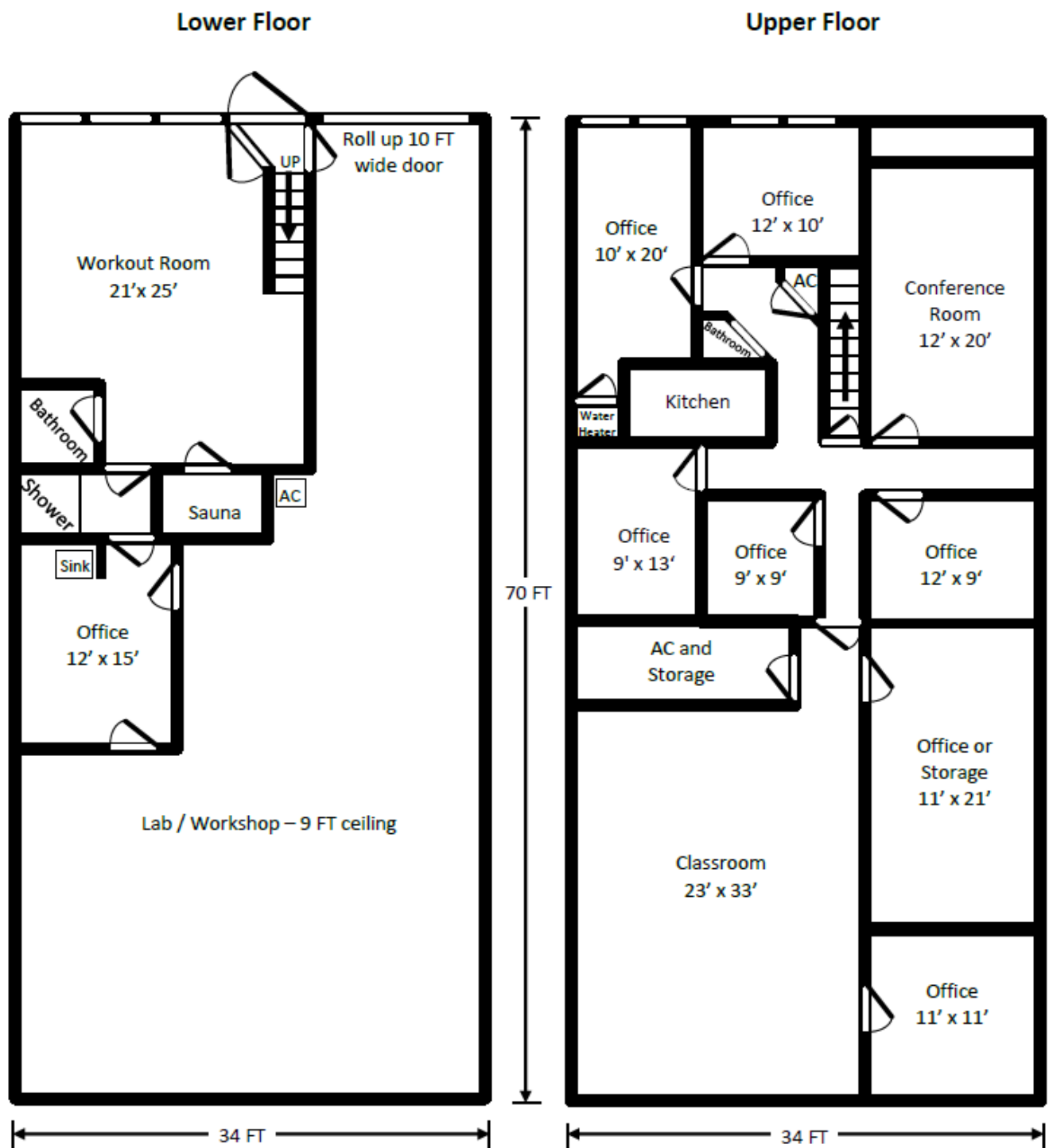
[www.cgr-inc.com](http://www.cgr-inc.com)

**703-544-1013**

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*Not to scale – Dimensions shown are approximate*