

\$3,495,000 - 1908 Mt Vernon Ave, Alexandria

MLS® #VAAX2029718

\$3,495,000

0 Bedroom, 0.00 Bathroom, 12,600 sqft

Commercial Sale on 0.12 Acres

DEL RAY, Alexandria, VA

- * Prime Location in Heart of Del Ray
- * Perfect for User/Investor
- * Private Parking on E. Howell Ave. Lots
- * Residential conversion opportunity *

This unique property in the heart of Alexandria's vibrant and popular Del Ray neighborhood offers an opportunity for users, investors, and even residential buyers, as well as featuring a strong value-add component. And it's offered at a below-market rate of \$267/SF vs. sold comps averaging \$379/SF.

For users, operate your business on the third floor while you benefit from \$225,000+ in gross annual income from two existing tenants, USPS and iData, each of which exercised options to extend leases through 12/31/28. USPS has one more 5-year option thereafter. For investors, lease up the third floor either as is for professional office, or medical, legal, government contractor, trade assn. or professional society, or target other uses allowed under CL zoning, such as spa or fitness studio.

Among the value-add scenarios is to convert the third floor to residential, specifically four 1-BR apartments, that could command up to \$2,350 per unit in rent, based on a recent nearby lease comp. Or, for a residential buyer, convert the 3rd floor to a luxury 3-BR unit. Looking ahead, once 2nd floor lease expires, this floor could also be converted to residential under the Mt. Vernon Overlay plan, for a total of 8 1-BR units (assuming 3rd floor was



converted to 4 1-BRs).

A big plus to a new owner are the parking spaces on the two RB residential lots on E. Howell Ave. Two recent sold comps had zero off-street parking.

Property is also listed under Residential. See MLS# VAAX2030462.

Built in 1946

Essential Information

MLS® #	VAAX2029718
Price	\$3,495,000
Bathrooms	0.00
Square Footage	12,600
Acres	0.12
Year Built	1946
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active Under Contract

Community Information

Address	1908 Mt Vernon Ave
Subdivision	DEL RAY
City	Alexandria
County	ALEXANDRIA CITY-VA
State	VA
Zip Code	22301

Amenities

View	City, Panoramic
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Interior

Heating	Steam
Cooling	Central A/C
# of Stories	3

Exterior

Exterior	Block, Brick and Siding
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School Information

District ALEXANDRIA CITY PUBLIC SCHOOLS

Additional Information

Date Listed December 12th, 2023
Days on Market 662
Zoning CL

Listing Details

Listing Office Capital Realty Advisors



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Listing information last updated on November 4th, 2025 at 5:46pm EST