

\$1,300,000 - 209 Old Waterford Rd Nw, Leesburg

MLS® #VALO2075404

\$1,300,000

0 Bedroom, 0.00 Bathroom, 3,200 sqft

Commercial Sale on 0.24 Acres

N/A, Leesburg, VA

*** NEW PRICE *** One of a kind commercial office building with endless usage possibilities. Strategically located near historic downtown Leesburg, this 3,200 sf property offers a blend of sophistication, functionality, and convenience. Rebuilt from its historic foundation in 1980 while retaining unique architectural details, this building seamlessly merges classic charm with modern efficiency.

The main level is built as a legal suite, featuring a large primary office, five separate offices, and a conference room. Highlights include hardwood floors, vaulted ceilings, an eat-in kitchen and two half-baths, creating a functional and professional environment. The upper level is accessible via a separate entrance or the interior stairway connecting both levels. Designed as a medical suite, this level includes a waiting/sitting room, administrative office space, a nursing work area and examining rooms. This level also features one half-bath and one full-bath with a shower, offering convenience for medical or professional use.

Currently, the main level is secured under a long-term lease, while the upper level is operating under a one-year lease. Recent building improvements include new HVAC, new carpet and paint on the entire main level, and updated half-baths on the main level. Exterior improvements include new professional landscaping, new paint on the



exterior Hardiplank in the past five years, and new roof shingles in the past ten years.

The building sits on a 10,454 sf lot and includes its own private parking lot with 16 paved spaces, ensuring convenience for tenants and visitors. With easy access to major highways, public transportation, and nearby business hubs, this office building is an ideal location for corporate headquarters, professional firms, or growing businesses looking for a prime setting. High-speed internet, advanced security systems, and energy-efficient design further enhance the building’s appeal, while a modern lobby, conference rooms, and collaborative workspaces create a professional atmosphere.

Don’t miss this exceptional opportunity to secure a premier office space in a sought-after location. Contact us today to schedule a tour and explore the potential of this outstanding property!

**** COPIES OF CURRENT LEASES
AVAILABLE UPON REQUEST ****

Built in 1890

Essential Information

MLS® #	VALO2075404
Price	\$1,300,000
Bathrooms	0.00
Square Footage	3,200
Acres	0.24
Year Built	1890
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	209 Old Waterford Rd Nw
Subdivision	N/A
City	Leesburg
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

Parking	Paved Parking, Private
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Interior

Heating	90% Forced Air
Cooling	Central A/C

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 11th, 2024
Days on Market	480
Zoning	LB:MC

Listing Details

Listing Office	Presidential Realty Group
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Listing information last updated on November 2nd, 2025 at 11:00pm EST