

\$360,000 - 706 S King St S #8, Leesburg

MLS® #VALO2107460

\$360,000

0 Bedroom, 0.00 Bathroom, 1,190 sqft

Commercial Sale on 0.00 Acres

LEXINGTON BUS.CNTR, Leesburg, VA

Prime Commercial Office Space â€” Ideal for Professional, Medical, or Retail Use | Excellent Investor Opportunity

Unlock the potential of this 1,190 SF commercial office suite, ideally located in a high-traffic, high-visibility area with outstanding accessibility. Perfect for a wide range of usesâ€”including medical, professional, or retailâ€”this well-maintained property is move-in ready and offers both functionality and investment appeal.

Property Features:

- * 2â€”3 private offices (configurable layout)
- * Welcoming reception area
- * Kitchen/breakroom
- * 2 private restrooms
- * Flexible floorplan to suit various business types

Recent & Upcoming Improvements:

- * New roof
- * New windows
- * Parking lot recently repaved



* Siding scheduled for replacement with durable Hardiplank material

Location Highlights:

* Quick access to Route 7 and the Dulles Greenway

* Minutes from Historic Downtown Leesburg

* Surrounded by major new residential and commercial developments

* Located in one of the region's fastest-growing areas

This is a prime opportunity for owner-occupants seeking a turnkey professional space or investors looking to acquire a well-positioned asset in a rapidly appreciating market.

Built in 1999

Essential Information

MLS® #	VALO2107460
Price	\$360,000
Bathrooms	0.00
Square Footage	1,190
Acres	0.00
Year Built	1999
Type	Commercial Sale
Sub-Type	Condo, Office
Status	Active

Community Information

Address	706 S King St S #8
Subdivision	LEXINGTON BUS.CNTR
City	Leesburg
County	LOUDOUN-VA
State	VA

Zip Code 20175

Amenities

Parking Paved Parking, Private

Interior

Heating Wall Unit

Cooling Ductless/Mini-Split, Wall Unit

Exterior

Exterior HardiPlank

School Information

District Loudoun County Public Schools

Additional Information

Date Listed October 9th, 2025

Days on Market 26

Zoning LB:CDD

Listing Details

Listing Office Samson Properties



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Listing information last updated on November 3rd, 2025 at 9:01am EST