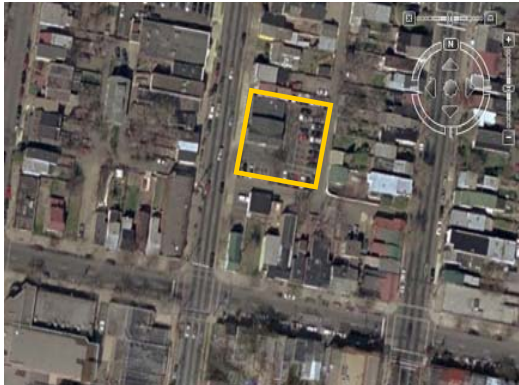


**DEVELOPMENT OPPORTUNITY
OLD TOWN ALEXANDRIA**



12,056 *SQ FT*

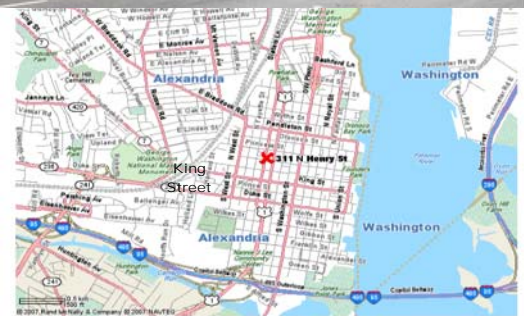
BUILDABLE LOT

**3,912 SQ FT
BUILDING**

\$1,740,000



**PRIME LOCATION
FOR
OFFICE, RETAIL, CHURCH
RESIDENTIAL DEVELOPMENT
OR
BUILD TO SUIT**



Rick Sada

**(703) 683-2700- Office
(703) 624-6315—Cell**

**◆ MCENEARNEY ◆
COMMERCIAL**

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Alexandria, VA 22314

Information contained herein was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.

**311 N. HENRY STREET
ALEXANDRIA, VA 22314
DEVELOPMENT OPPORTUNITY
CL ZONING APPROVED USES**

Sec. 4-100 CL/Commercial low zone.

4-101 Purpose. The CL zone is intended to provide for small scale retail and service uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed and designed so as to be in character with such development and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties.

4-102 Permitted uses. The following uses are permitted in the CL zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Pet supplies, grooming and training, with no overnight accommodation;
- (J) Public school;
- (K) Retail shopping establishment;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

4-103 Special uses. The following uses may be allowed in the CL zone pursuant to a special use permit:

- (A) Bus shelter on private property;
- (B) Congregate housing facility;
- (C) Day care center;
- (C.1) Day labor agency.
- (D) Day nursery;
- (E) Fraternal or private club;
- (F) Funeral home;
- (G) Home for the elderly;
- (G.1) Massage establishment;
- (H) Motor vehicle parking or storage for more than 20 vehicles;
- (I) Nursery school;
- (J) Nursing or convalescent home or hospice;
- (J.1) Outdoor food and crafts market;
- (J.2) Outdoor garden center;
- (K) Private school, academic or commercial;
- (L) Public building;
- (M) Restaurant;
- (N) Rooming house;
- (O) Social service use.

Contact:

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