

OWNER/USER BUILDING FOR SALE

SANTINI'S NEW YORK DELI

3980 Corsair Court, Chantilly Fairfax County, VA 20151

OPPORTUNITY

*SINGLE TENANT STAND
ALONE RESTAURANT READY
FOR A NEW OWNER/OCCUPIER
OR REDEVELOPMENT*



HIGHLIGHTS



Situated in the highly desirable Route 28 Corridor South submarket



Excellent signage potential on Rt. 28



Ready for new Owner/User or Redeveloper



Full-service commercial kitchen infrastructure



Prime Northern Virginia location near Dulles Airport



Near hotels, office buildings, and business park users along Corsair Court



Surrounded by office, industrial, and residential developments



High ceilings in dining and service areas

SALES PRICE

\$7,000,000 (\$981.01 PSF)

BUILDING SIZE

7,135 SF on 1.64 AC lot



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Senior Vice President

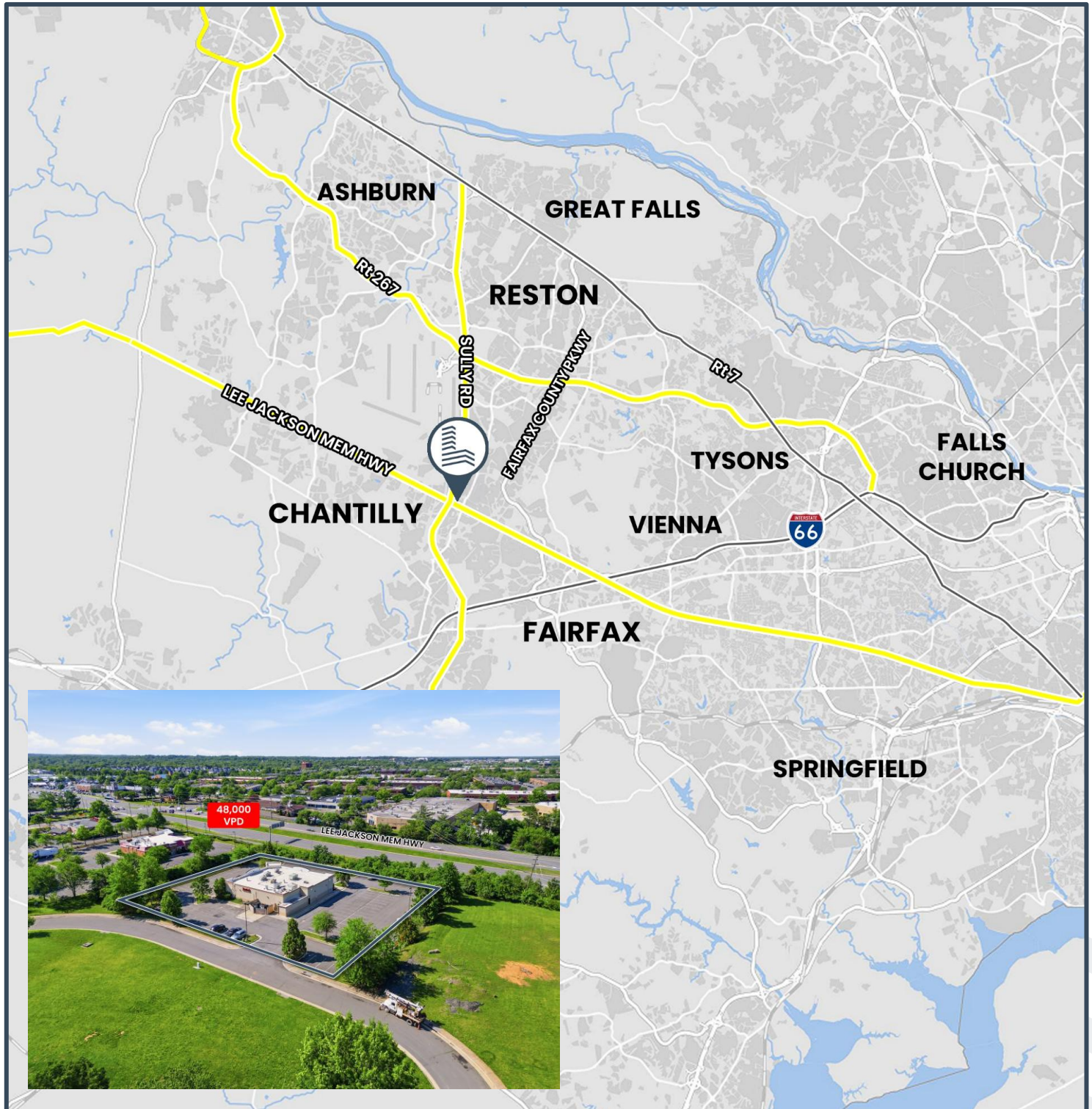
☎ | 847.562.6736

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OWNER/USER BUILDING FOR SALE

OWNER/USER TURNKEY
RESTAURANT OPPORTUNITY
3980 Corsair Court | Chantilly, Fairfax County, VA 20151

LOCATION MAP



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AMENITY MAP



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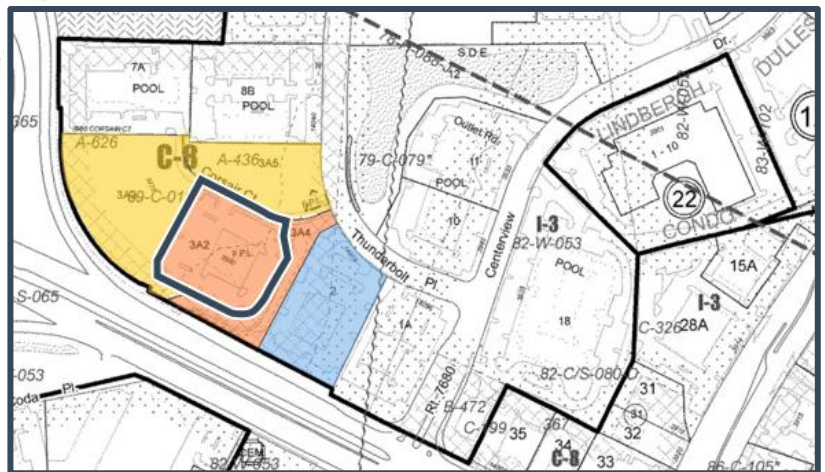
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OWNER/USER BUILDING FOR SALE

OWNER/USER TURNKEY RESTAURANT OPPORTUNITY

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SITE PLAN | 1.64 AC



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EXTERIOR PHOTOS



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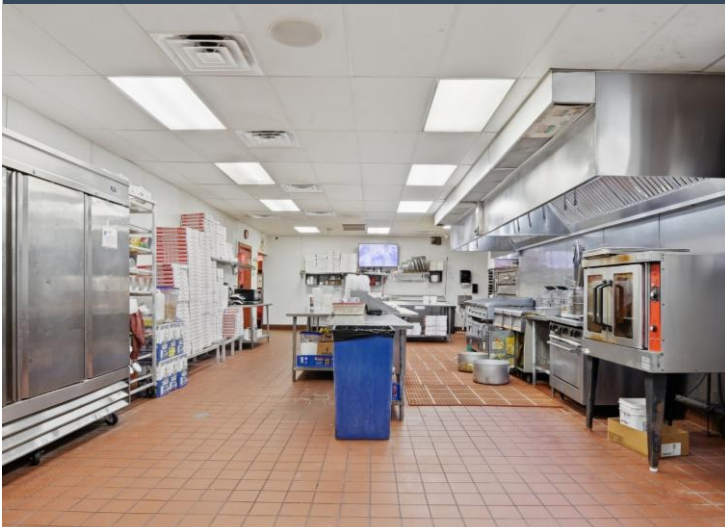
INTERIOR PHOTOS

All furniture, fixtures, and equipment (FF&E)
are included in the sale price

DINING AREA



KITCHEN AREA



All equipment is in good working condition



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EXPENSES

2026 OPERATING EXPENSES

Property Taxes	\$36,450.00
Electricity	\$43,200.00
Water and Sewer	\$6,000.00
Trash	\$11,400.00
HVAC	\$6,000.00
Plumbing	\$6,000.00
Fire Life Safety	\$2,400.00
Snow/landscaping	\$6,500.00
Insurance	\$9,600.00
Pest	\$1,440.00
Septic/Grease Trap Maintenance	\$2,040.00
Property Management Fee	\$18,000.00
Gas	\$10,200.00

TOTAL OPERATING EXPENSE **\$159,230.00**

SALES PRICE **\$7,000,000.00**
(\$981.01 PSF)

Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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