



COLDWELL BANKER  
**COMMERCIAL**  
ELITE

Nokesville  
Volunteer Fire  
Department

Nokesville Family Dentistry

VITA NOVA Cosmetics Co.

Pampas Fox CATERING & EVENTS

7-ELEVEN

DOLLAR GENERAL Nokesville Library



Nokesville Veterinary Clinic

NOKESVILLE ROAD (ROUTE 28)

FITZWATER DRIVE

PARCEL 1  
1.52 AC

PARCEL 2  
0.94 AC

PARCEL 3  
2.45 AC

3 PARCELS TOTALING 4.91 AC NEAR ROUTE 28 WITH EXCELLENT VISIBILITY

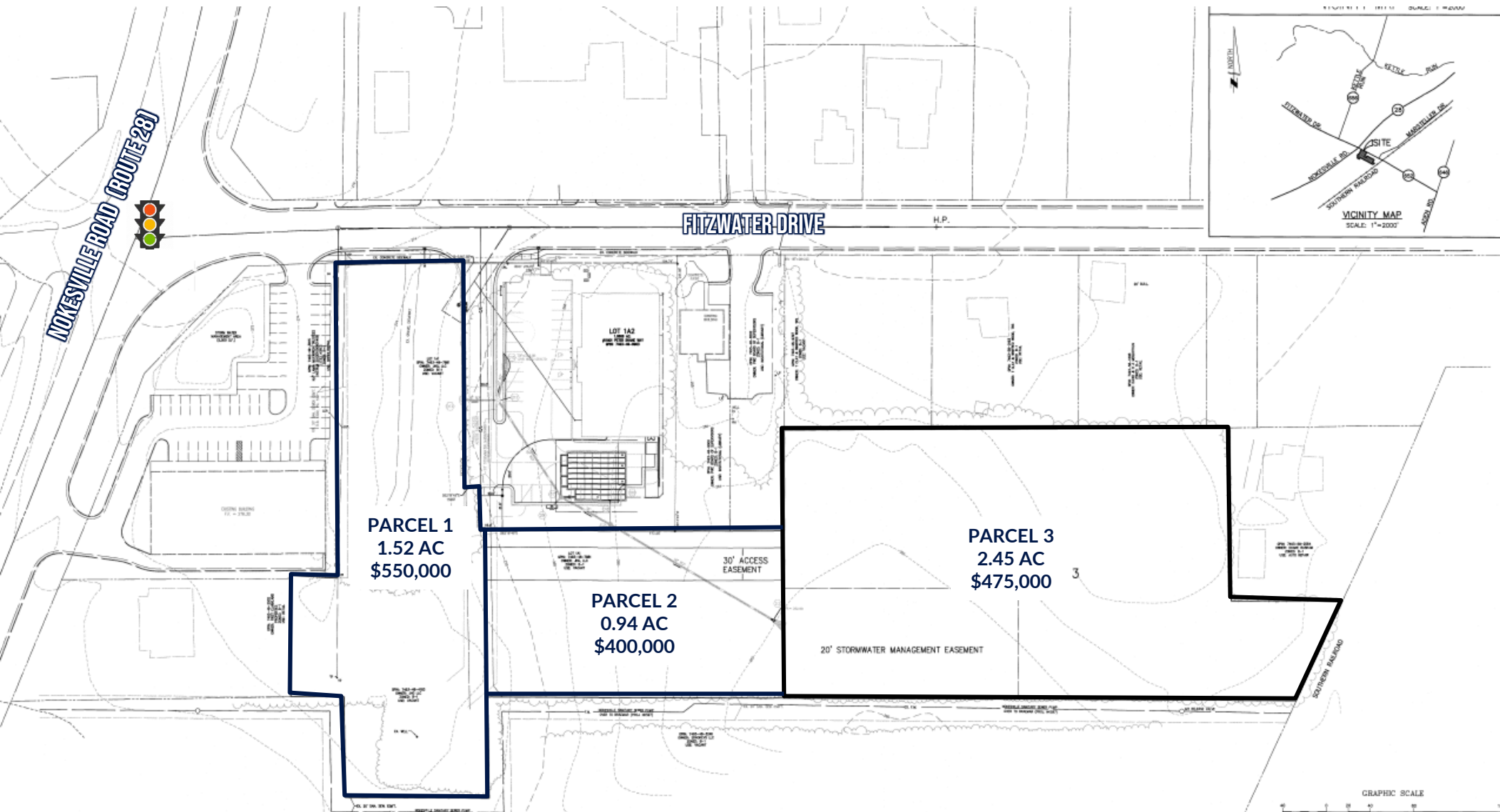
# FOR SALE

13005 - 13007 Fitzwater Dr, Nokesville, VA 20181

Parcel 1 Price:	\$550,000
Parcel 2 Price:	\$400,000
Parcel 3 Price:	\$475,000
Total Acreage:	4.91
Building Class:	B1

# PROPERTY OVERVIEW

Introducing 13005-13007 Fitzwater Drive—a commercial opportunity that is perfectly situated between Manassas and Warrenton in the thriving Nokesville community. The property is zoned B1 General Business District consisting of 3 parcels totaling 4.91 acres, conveniently located near Route 28. Enjoy the advantages of easy access to sewer and electric connections available at the street, streamlining your development process. Don't miss your chance to build your dream business on this expansive and versatile property.



## PERMITTED BY RIGHT

- Adult day-care facility.
- Alarm systems operations, office.
- Ambulance service (commercial).
- Assisted living facility.
- Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
- Business school.
- Cafeteria/lunchroom/snack bar/automat.
- Catering—Commercial (off premises).
- Catering—Commercial (on or off premises).
- Child-care facility.
- Civic club.
- College, university or seminary.
- Commercial artist or photographer's studio.
- Commercial bus station.
- Computer and network services.
- Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
- Cultural arts center.
- Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
- Dry cleaning pick-up facility.
- Event center/meeting hall.
- Financial institution.
- Garden center.
- Greenhouse or nursery.
- Hospital.
- Hotel or motel.
- Household equipment and appliance service.
- Institute for special education and training.
- Interior design and decorating shop.
- Laundromat.
- Lawn mower service.
- Locksmith.
- Medical or dental laboratory.
- Medical or dental office and clinic.
- Mortuary, funeral home (except in shopping centers or shopping malls).
- Motor vehicle parts, retail.
- Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
- Nursing or convalescent care facility.
- Office.
- Office equipment sales, lease, and service.
- Optical and eye care facility.
- Pet store, in accordance with the provisions of section 32-400.24.
- Photographic processing laboratory.
- Place of religious worship or assembly.
- Private school (no boarding).
- Quick service food store.
- Radio or TV broadcasting station.
- Recording studio.
- Recreation facility, commercial (indoor).
- Recycling collection points, subject to the standards in section 32-250.84.
- Religious institution.
- Restaurant.
- Restaurant, carry-out.
- Retail store, less than 80,000 square feet.
- School of special instruction.
- Shoe repair.
- Shopping center A, B, C or D (See Part 100).
- Tailor, seamstress shop.
- Theater (drive-in).
- Theater (indoor).
- Tool and equipment rental (minor).
- Trade, conference or convention center.
- Trade, technical and vocational school.
- Travel agency.
- Veterinary hospital.
- Wedding Chapel (except in shopping centers or shopping malls).

## SPECIAL USE PERMIT

- Ambulance service, maintenance facility.
- Boarding/kenneling of pets accessory to a pet store.
- Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
- Car wash (manned or self-service).
- Commercial kennel.6.Commercial parking.
- Company vehicle service facility.
- Continuing care retirement community.
- Crematory, secondary to a hospital, mortuary, or funeral home.
- Data Center.
- Donated materials collection center.
- Drive-in facility, in accordance with the standards for drive-in facilities specified in county code section 32-400.07.
- Drive-through facility, in accordance with the standards for drive-through facilities specified in county code section 32-400.07.
- Farmer's market.
- Flea market.
- Heliport.
- Marina.
- Medical care facility, specialized.
- Mobile home or office sales, lease or service.
- Motorcycle sales, rental or lease, service or repair.
- Motor vehicle fuel station, retail.
- Motor vehicle impoundment yard.
- Motor vehicle parts, with service.
- Motor vehicle repair, machine shop.
- Motor vehicle sales, rental or lease (limited).
- Motor vehicle sales, rental or lease (recreational).
- Motor vehicle service.
- Motor vehicle towing.
- Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code 32-400.27.30.Pet care facility, in accordance with the provisions of Section 32-400.24.
- Racetrack (equestrian).
- Racetrack (motorized vehicles).
- Railroad passenger station.
- Range, shooting (indoor).
- Recreation facility, commercial (outdoor); paintball facilities prohibited.
- Recreational vehicle park/campground.
- Retail use exceeding 80,000 square feet of gross floor area.
- Self-storage center; in accordance with the provisions of section 32-400.16.
- Solar energy facility.
- Stadium or arena, indoor or outdoor.
- Taxi or limousine dispatching or service facility.
- Truck stop with related facilities.43.Water transportation facility.

OFFERING MEMORANDUM

# 3 PARCELS TOTALING 4.91 AC FOR SALE

13005-13007 FITZWATER DRIVE | NOKESVILLE, VA 20181

## FOR MORE INFORMATION PLEASE CONTACT:



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