

# CENTURY 21 COMMERCIAL®

New Millennium



## 7159 BURKE LANE WARRENTON, VIRGINIA 20186

A very rare opportunity to lease a business property perfectly suited for a landscaping and nursery business. 7159 Burke Ln offers 2.64 acres of beautiful, open land on James Madison Hwy (Route 15/17/29) with a well-maintained garden center and retail shop in the front of the property. The property is operated by a well-known local nursery and landscaping business which is relocating in late December. Lister separately offering for lease 7185 Burke Lane, an adjacent parcel that includes a truck and vehicle repair facility. The properties may be leased separately or together. MLS LP is monthly rate on a triple net basis.



The front building, built in 2005, is configured and decorated as an upscale retail garden center or Farmer's Market offering approximately 2,700 SF of indoor space, with high ceilings, recessed lighting, ceiling fans, smooth concrete floors, and multiple pairs of French glass doors connecting the inside to the outside world. A 10' covered, lighted patio extends along the entire front porch of the building and wraps around the side, offering additional outdoor display opportunities. Inside, there is a 16' long retail counter for staff and customer interaction, with a corner, open office space for the manager. There are two restrooms, plus a break room and storage closets. The upstairs attic is unfinished but provides extra storage with wood floors that run the entire length of the building.

The exterior of the garden center building is as spectacular as the interior, with extensive use of hardscaping to show off multiple styles and types of landscaping finishes. In the front, your business will be showcased along James Madison Hwy (Routes 15, 17, 29) with a stately sign between stone columns, while colorful landscaping adorns the white picket fence. The parking lot offers around 20 parking spaces, with two handicapped spaces, and additional room for trucks or oversized vehicles around the side. Behind the building, you'll find a surprising oasis; a huge outdoor patio spanning the width of the building and showcasing a wide variety and color of stones and bricks, built into beautiful sweeping staircases, curved retaining walls, waterfalls, and koi ponds. The landscaping itself contributes to the serenity with perfectly chosen bushes and trees. The remainder of the acreage behind the garden center is open and mainly flat, creating a blank slate for a wide variety of future uses.

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## GARDEN CENTER IN WARRENTON



The property is zoned RA (Rural Agricultural) and is operating under a permanent Special Permit SPPT-14-000862 from Fauquier County which states: "APPROVED USE: A Category 14 Special Permit to allow Farm Equipment Sales, Rental and Service; and Category 18 Special Permits to allow a Farmer's Market and Greenhouse pursuant to Sections 3-314.10; 3-318.11; and 3-318.22 of the Fauquier County Zoning Ordinance." The approval letter, signed June 11, 2014, lists the Conditions of Approval and is available in the property package for review, as needed. There is no expiration date to the special use permit.

This property is ideally located for a business that's easily accessible to James Madison Hwy (Routes 15, 17, 29). It's only 4 miles from Warrenton, 20 miles from Gainesville and Nokesville to the north or Culpeper to the south, and just 30 miles to reach Manassas or Fredericksburg. Fauquier County provides a unique blend of agricultural, commercial, and residential developments.

Contact listing agent Stephen Karbelk, Director, CENTURY 21 Commercial New Millennium, at 571-481-1037 or by email [stephen@realmarkets.com](mailto:stephen@realmarkets.com), for additional information or to arrange a private showing.

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IMMEDIATE OCCUPANCY**



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All information deemed reliable but not guaranteed