



## For Sale Auto Repair Shop

5721 Wellington Rd, Gainesville, VA 20155



Real Estate Solutions

**Benchmark**

**Robert Fox**

Benchmark Real Estate Solutions LLC.

1536 Jato Ct, Woodbridge, VA 22192

[fox@benchmarkreal.com](mailto:fox@benchmarkreal.com)

(703) 801-9767

# Auto Repair Shop

**\$ 3,200,000**

5721 Wellington Rd, Gainesville, VA 20155

Rare Opportunity to purchase free-standing auto repair shop in highly desirable market. Located on 1.5 acre corner lot in Gainesville, Virginia within minutes of vibrant retail corridor, restaurants and Virginia Gateway shopping development. Easy access to I-66, Rt 29 and Prince William County Parkway.

- 2,450 sf Free Standing Auto Repair Shop
- 1.5 Acre Corner Lot
- 4 Service Bays / Customer Reception Area
- 15 parking Spaces
- High Visibility & Traffic Count
- Zoning- M-1 Heavy



Price: **\$ 3,200,000**

Property Type: Land

Property Subtype: Industrial

Proposed Use: Auto Repair

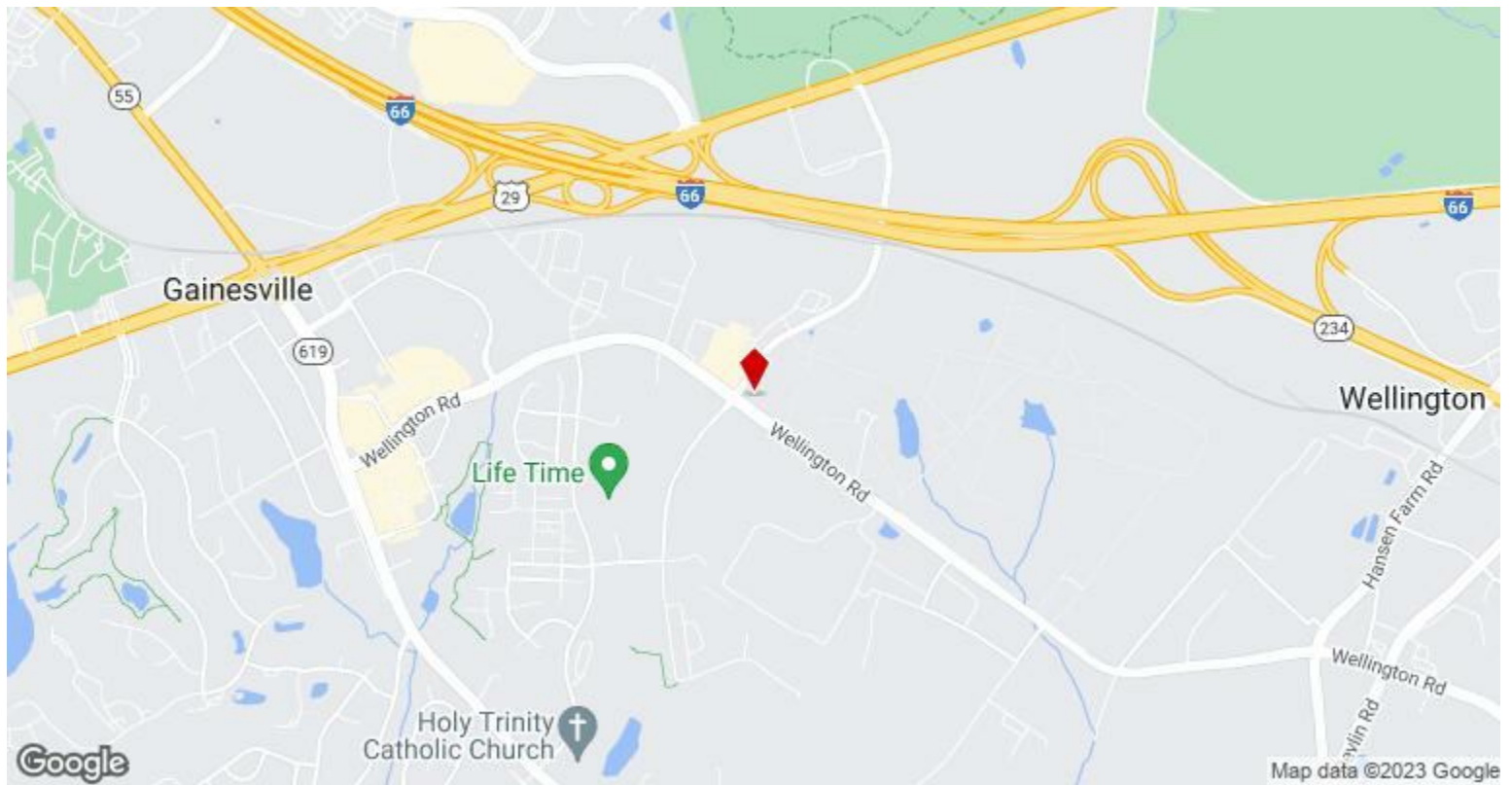
Sale Type: Investment or Owner User

Total Lot Size: 1.51 AC

No. Lots: 1

Zoning Description: M1- Heavy

APN / Parcel ID: 7497-22-0172



**Contact: Robert Fox / [fox@benchmarkreal.com](mailto:fox@benchmarkreal.com) / 703-801-9767**

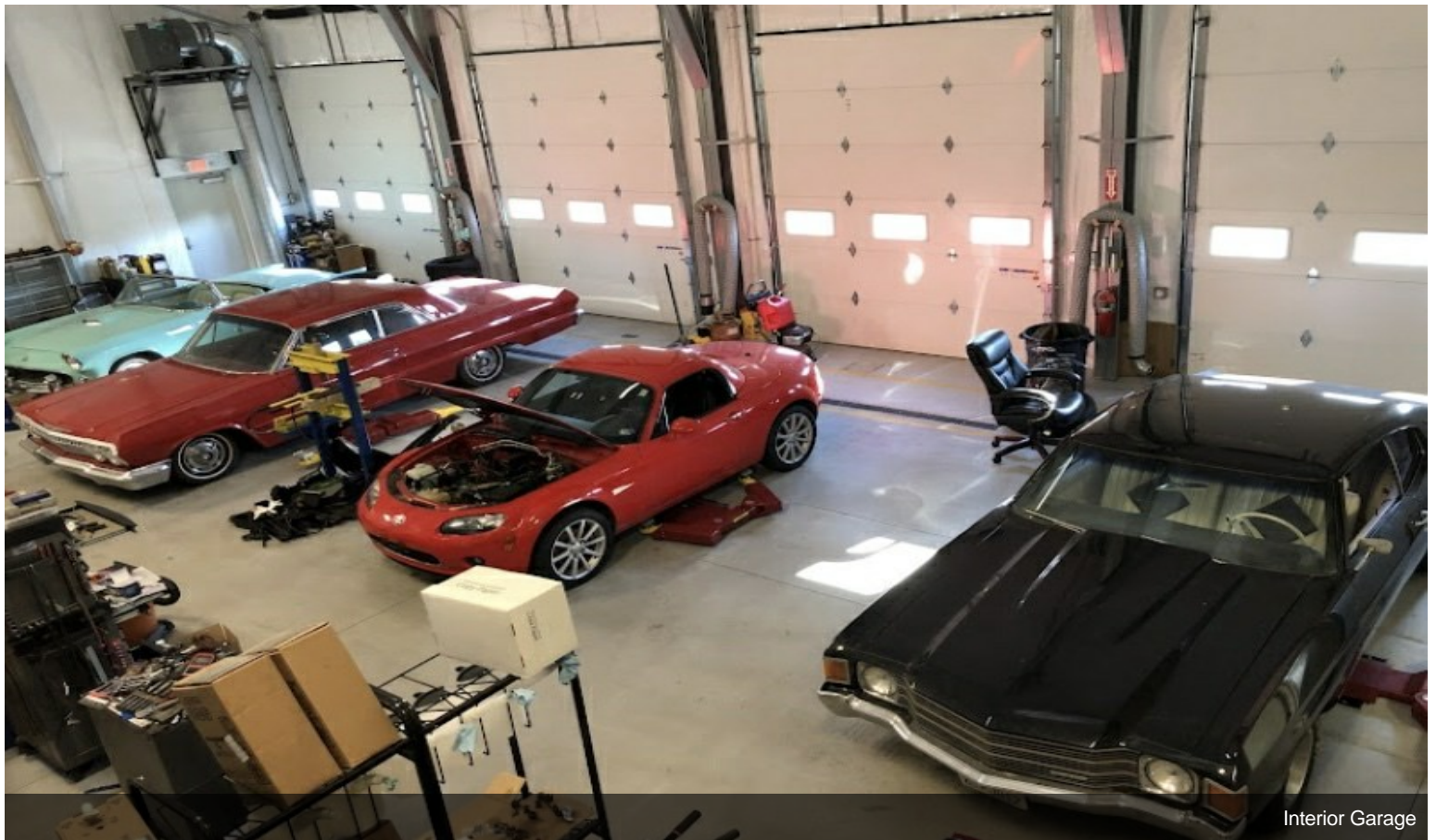
Disclaimer: The information supplied has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct your own independent investigation to verify all information prior to purchase or lease of the property. Any reliance on this information is solely at your own risk. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.



## Property Photos



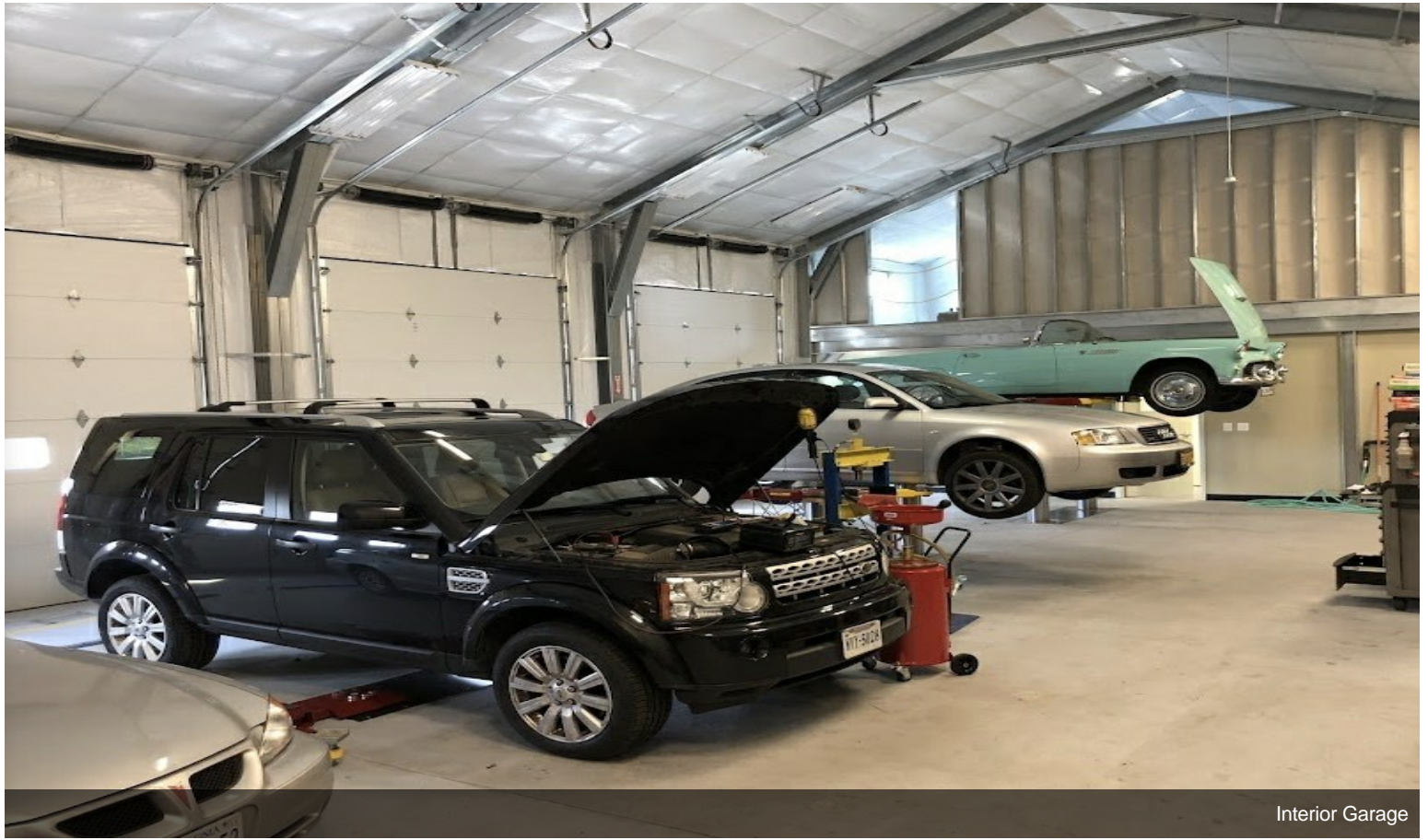
Outside building photo



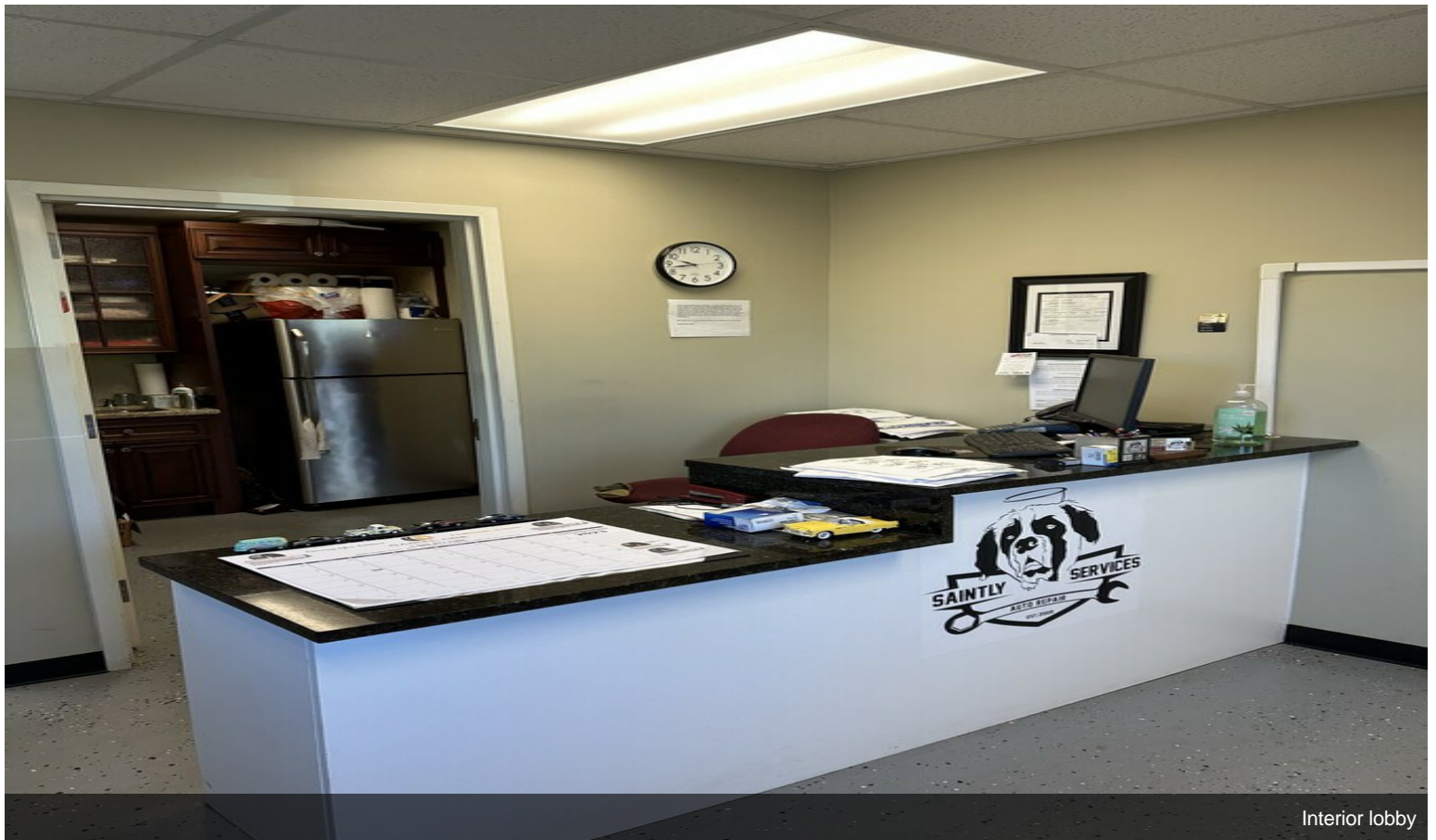
Interior Garage



## Property Photos



Interior Garage



Interior lobby



## Property Photos





## Property Photos

