



**01 Germanna Hwy**

**Lot 51-83E7**

**Culpeper County**

**1.69 Acres**

**Zoning: Limited Industrial (M1)**

Prepared By Ron Rudison, Long & Foster Real Estate, Inc.

# Lot 51-83E7

## Property Overview

*List Price: \$800,000*

*Lot Size: 1.69 Acres*

*Current Zoning: Limited Industrial (M1)*

*Comprehensive Plan Zoning:*

*- Character Area 1: Mixed Use Business*

*Utilities: Public Sewer runs through main lot, Water & Sewer Access*

*along McDevitt Dr.*

*Lot Location: Town of Culpeper, corner of McDevitt Drive and Germanna Highway.*

Compliments of Ron Rudison, Long & Foster Real Estate, IOnc.

Sources: Town of Culpeper Zoning Ordinance and 2015 Comprehensive Plan (Rev 2018)

# Lot 51-83E7

## Zoning: Limited Industrial (M1)

### Permitted Uses

*Restaurant Full Service*

*Restaurant Fast Food*

*Restaurant Carryout*

*Retail Store and Shop*

*Convenience Store*

*Financial Institutions*

*Medical Office*

*Motor Vehicle Service Station and more...*

Compliments of Ron Rudison, Long & Foster, LLC

...”

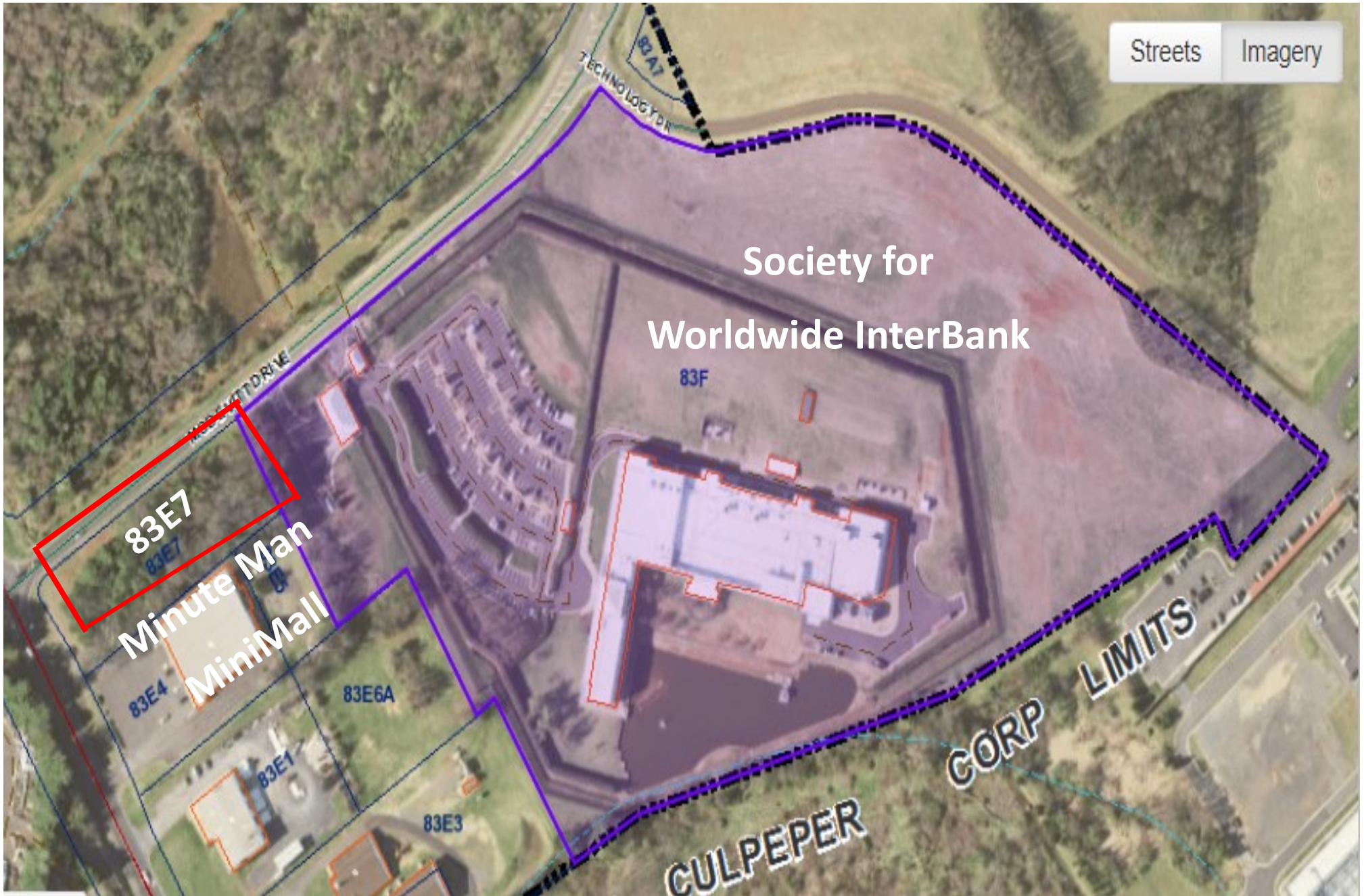
Sources: Town of Culpeper Zoning Ordinance

# Lot 51-83E7



Source: Town of Culpeper County GIS

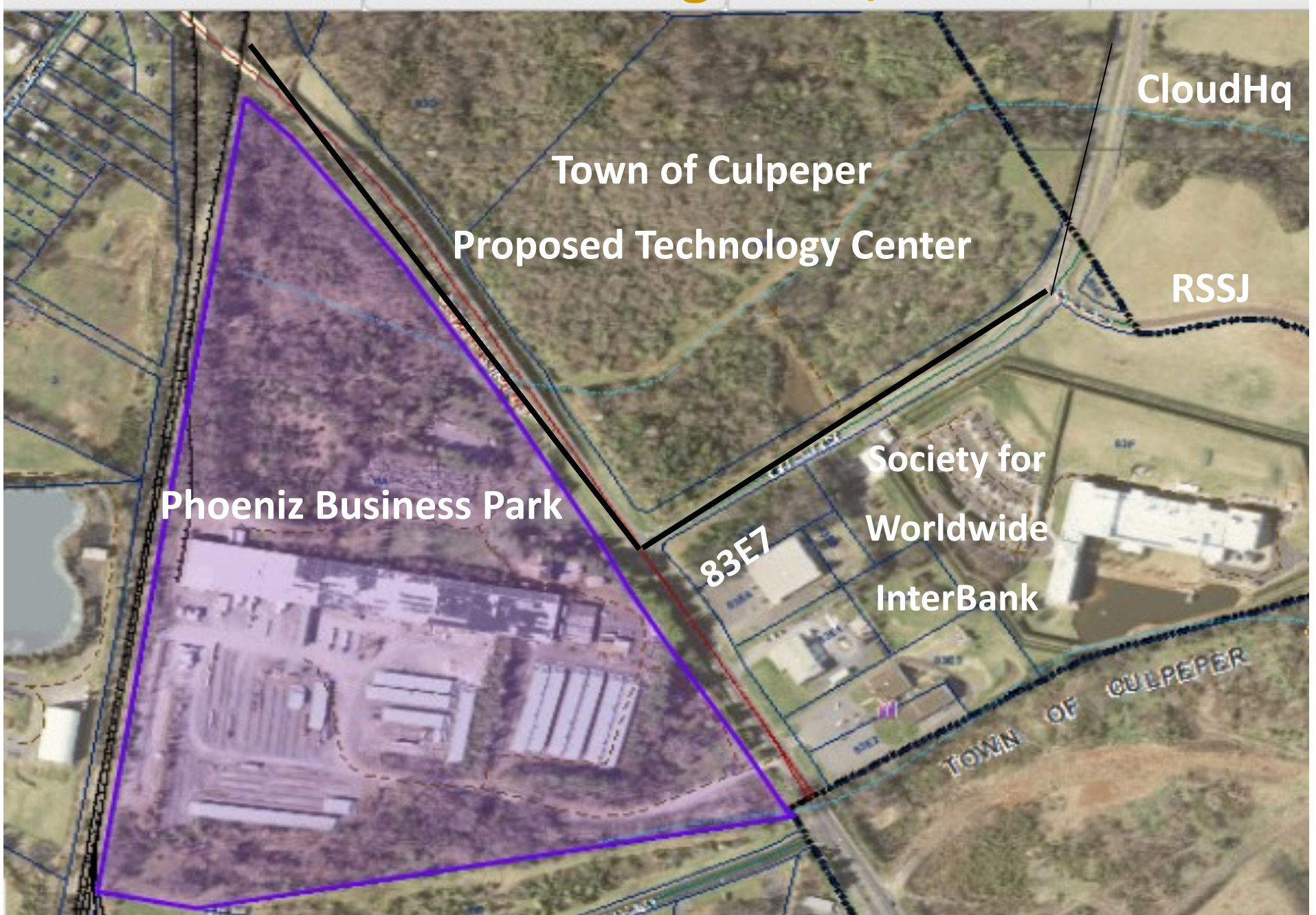
# Lot 51-83E7 Neighbors



Compliments of Ron Rudison, Long & Foster Real Estate, Inc

Source: Town of Culpeper Gis

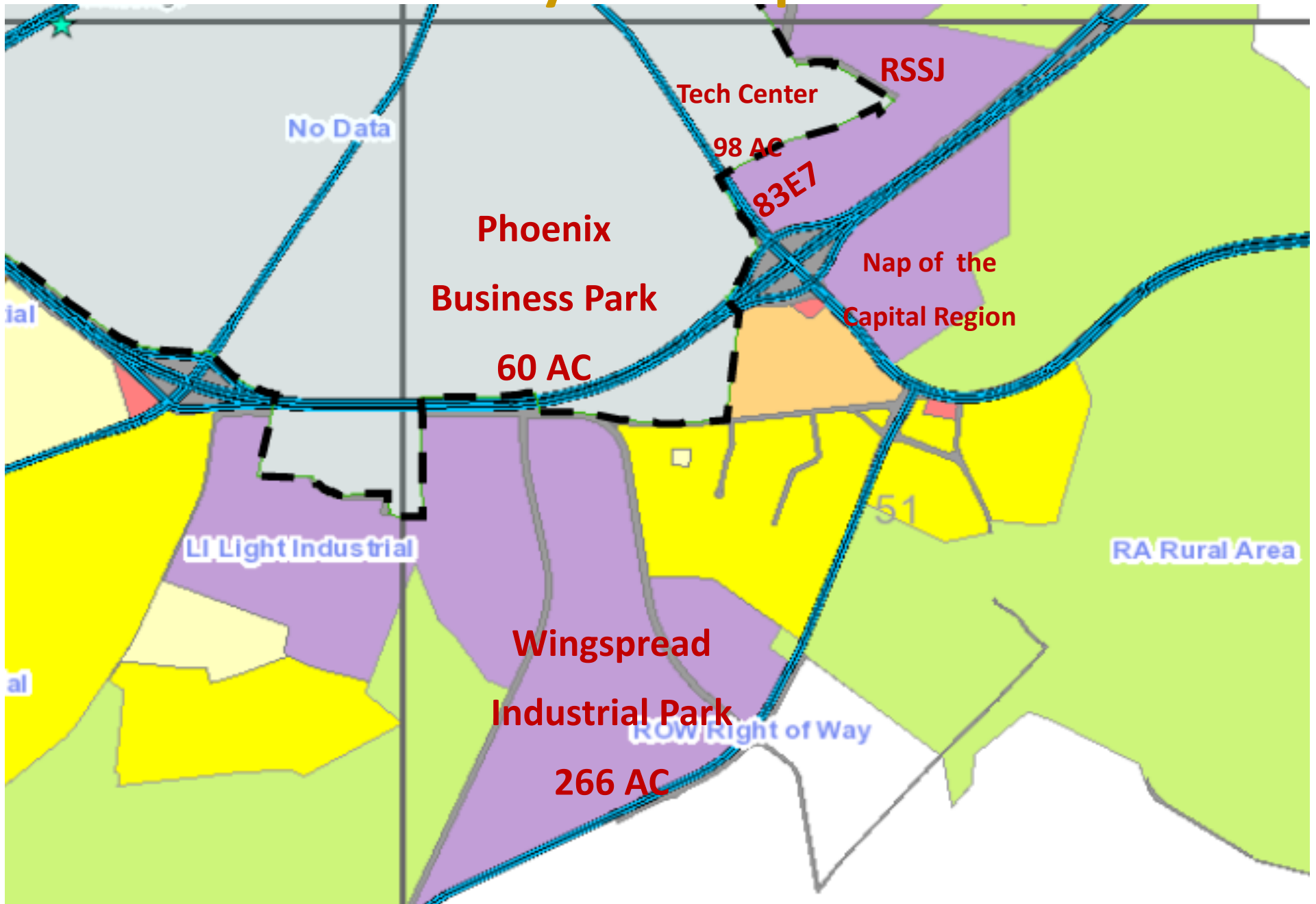
# Lot 51-83E7 Neighbors, Cont.



Compliments of Ron Rudison, Long & Foster Real Estate, Inc

Source: Town of Culpeper Gis, Culpeper County gis

# Nearby Development



Compliments of Ron Rudison, Long & Foster Real Estate, Inc

Source: Town of Culpeper Gis, Culpeper County Gis