



COLDWELL BANKER
COMMERCIAL
ELITE

Nokesville
Volunteer Fire
Department



7-ELEVEN

DOLLAR GENERAL

Nokesville
Library



FITZWATER DRIVE



Nokesville
Veterinary
Clinic

PARCEL 3
2.45 AC

2.45 AC NEAR ROUTE 28 WITH EXCELLENT VISIBILITY

FOR SALE

11819 Peter Shane Way, Nokesville, VA 20181

Parcel 3 Price:	\$575,000
Total Acreage:	2.45
Building Class:	B1

ELITE

NOTE: PARCELS CAN BE PURCHASED TOGETHER



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.
- 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.
- Water transportation facility.

OFFERING MEMORANDUM

2.45 AC NEAR ROUTE 28 WITH EXCELLENT VISIBILITY

11819 PETER SHANE WAY | NOKESVILLE, VA 20181

FOR MORE INFORMATION PLEASE CONTACT:



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