

FOR SALE

AUTO SALES LOT - INVESTMENT

5459 OLD ALEXANDRIA TURNPIKE WARRENTON, VA 20187



SALE PRICE **\$1,240,000**

OFFERING SUMMARY

Building Size: 1,900
Lot Size: 0.69 Acres
NOI: \$76,512.12
Cap Rate: 6.17% (Based on July 2025 Rent Escalation)
Zoning: C-1
Market: Washington DC
Submarket: Fauquier
Parcel ID: 7906-00-6859-000

PROPERTY OVERVIEW

Rare find! Auto sales lot with freestanding 1,900 SF building & approximately 30 parking spaces. Zoned C-1 with approved auto sales use! Currently leased through July 2030. Monthly rent effective 7/1/25 is \$6,376.01 NNN with 3% annual escalations each year.

LOCATION OVERVIEW

Extremely well located property with excellent visibility on Rt. 29/Lee Hwy. 48,000 VPD! Approximately 5 miles outside of Gainesville & Warrenton.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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LOCATION MAP



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