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: Fauguier

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.



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ADDITIONAL PHOTOS







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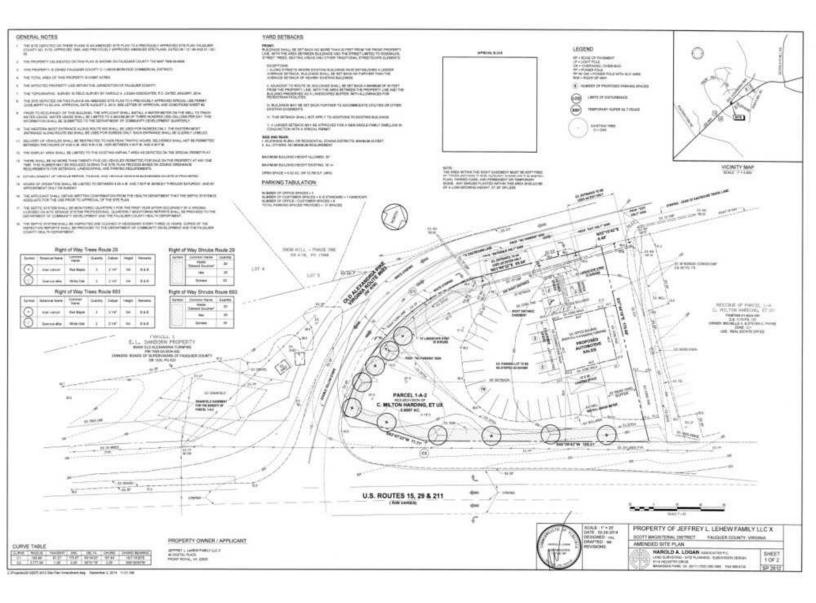


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SITE PLANS



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LOCATION MAP





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