

NEW LISTING
OFFERED AT \$337,500

23 Geer Lane

Located in Brightwood, Virginia

New Listing -M-1 Light Industrial Zoned, 3.051 acres. The subject property has two buildings. The first is a high ceiling shop/warehouse building of approximately 4,200 s.f.. The second building is a office building with a half bath, containing approximately 780+- s.f.. Both improvements are serviced by a private well and septic. This commercial property is conveniently located between the Towns of Madison and Culpeper. M-1-Zoned uses include heavy equipment sales and services, contractors storage yard and office, manufacturing, retail store, fuel distribution and welding or blacksmith shop. All by-right uses in the M-1 zone.



VSH 683

Deed DB-23-306, Inst. 240001265
Tax Map 32-109
Zoned M-1
2025 Real Estate Taxes: \$1,042.95

VSH
724



FEATURES

- Private well and septic
- The property is being sold in "AS IS" condition
- All showings by advanced appointment
- Three surveyed acres fronting VSH 683 and 724
- Industrial Shop building 4,200+- s.f., high ceilings, three phase power
- Detached office approximately 780 s.f. with half bath
- Current tenant is on a month to month lease
- Shop is currently being used as a vehicle repair shop
- All by right uses in the M-1 Industrial zoning
- The property is within a ten minute drive to the Towns of Madison and Culpeper



Driving directions: From the Town of Madison—take US 29 north (North Seminole Trail). Turn right on Route 683 (John Weaver Drive). Take a right on Route 724 (Geer Lane). Property is on the left. Sign is up.

JEFFERSON LAND & REALTY

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