

FOR SALE

14801 Washington St, Haymarket, VA 20169



**PRIME COMMERCIAL
OPPORTUNITY**

**ASKING PRICE:
\$2,625,000**

PROPERTY HIGHLIGHTS:

Building Size: 2,695 SF
Lot Size: 0.92 Acres
Zoning: B-1 (Prince William County / Town of Haymarket)
Asking Price: \$2,625,000
Location: Town of Haymarket, Washington St frontage, high visibility

KEY FEATURES:

- Outstanding visibility and access in a growing market
- Surrounded by retail, restaurants & community amenities
- Flexible B-1 zoning allowing a wide variety of by-right commercial uses
- Potential for Planned Unit Development (PUD) to maximize density/value
- Large lot with redevelopment potential

ZONING USES INCLUDE (BY-RIGHT):

- Retail & Service Businesses
- Office & Medical
- Restaurants & Cafés
- Daycare, Educational & Institutional uses
- More, per Town of Haymarket / PWC B-1 zoning ordinances

LOCATION ADVANTAGE:

- Strong traffic counts & excellent exposure
- Growing population & affluent demographics
- Easy access to I-66 and other major arteries

PLANNING & MAP REFERENCES:

Planned Land Use Map (Haymarket, revised 01-04-2016):

[Haymarket Planned Land Use Map](#)

Current Zoning Map (Haymarket, Revision I, effective 01-01-2014):

[Haymarket Current Zoning Map](#)

Town of Haymarket Zoning Ordinance:

[Municipal Code of Ordinances – Haymarket, VA \(Municode Library\)](#)

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