



VINT HILL
VIRGINIA



Vint Hill - Lot 22

Vint Hill, VA

FOR SALE Vint Hill - Lot 22

Price **\$2,000,000**

Land **+/- 4.3 acres** (divisible)

Structure **+/- 67,200 SF**

Zoning **Planned Commercial & Industrial District (PCID)**



Area Map



Warrenton, VA: 10 miles Woodbridge, VA: 35 miles
Dulles Airport: 28 miles Fredericksburg, VA: 38 miles

Pricing:

» \$2.0 million for entire lot

Location:

Sigler Rd & Kennedy Rd, Vint Hill, VA 20187

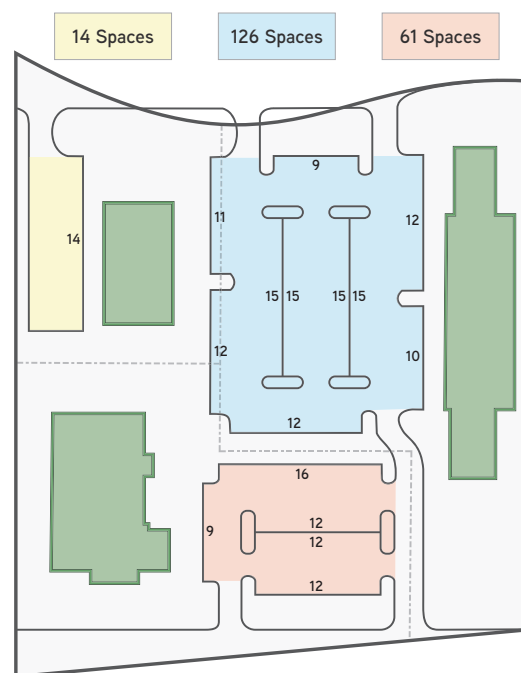
Utilities:

- » Public Water
- » Public Sewer
- » Electric
- » Natural Gas
- » Multiple options for Telecommunications Providers

PCID Broad Zoning:

- » Restaurant
- » Retail
- » Medical
- » Office
- » Commercial
- » Industrial
- » Assisted Living
- » Independent Living

Parking Site Plan



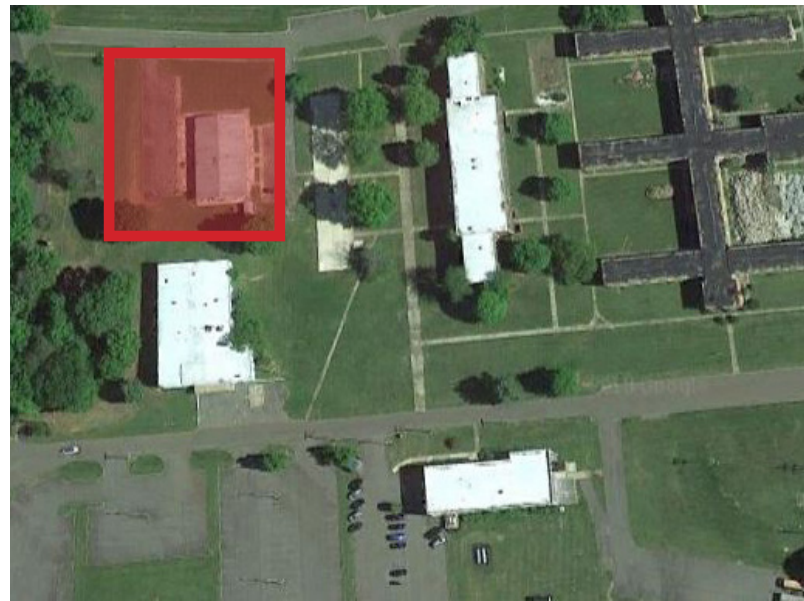
Lot 22 > Former Motel

Parcel Specifications

Land: +/- 4.3 acres

Structure: +/- 5,200 SF

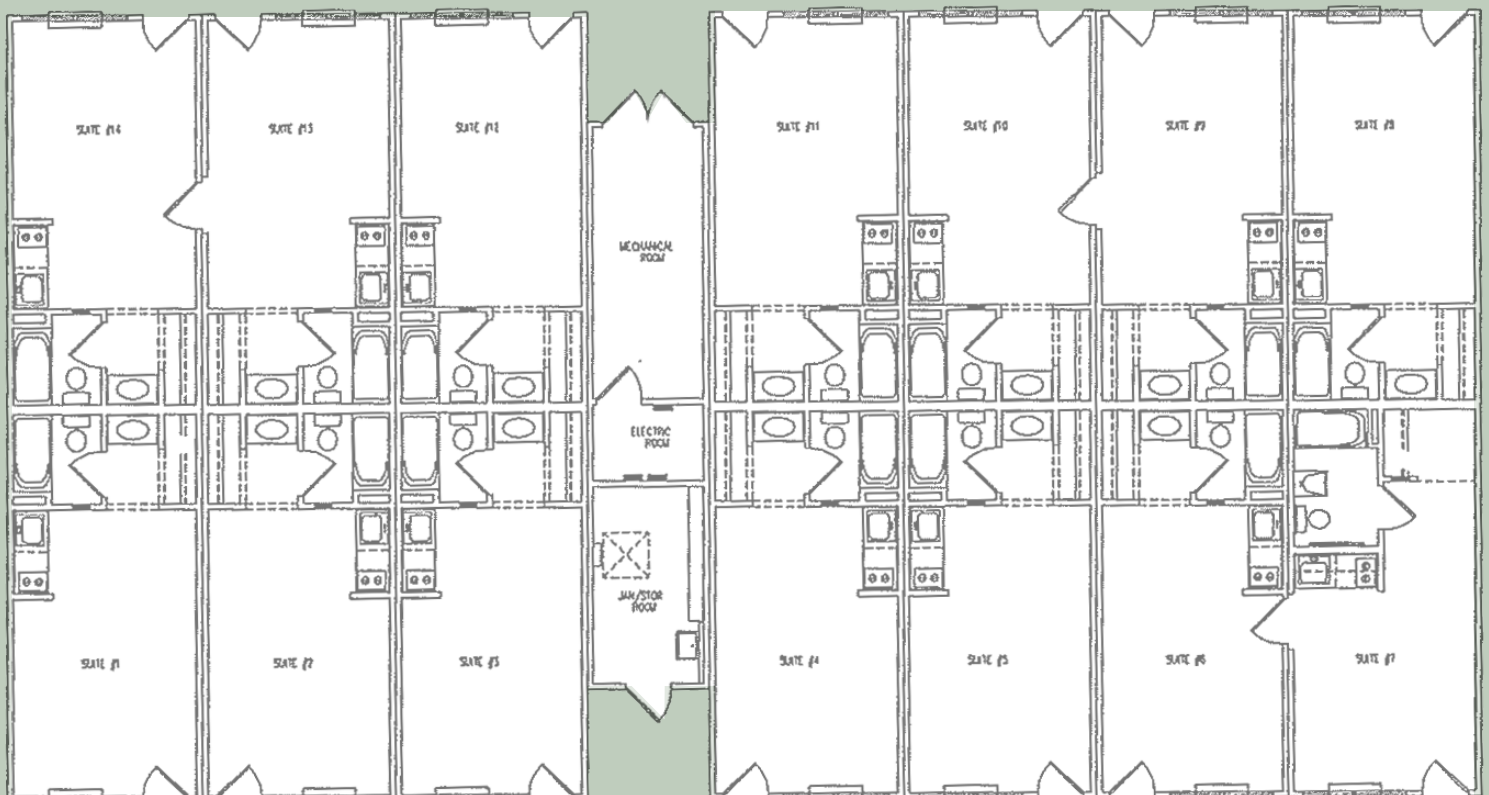
Price: \$2,000,000



Parcel Highlights

- » Single-level former motel
- » Ideal for office use

Lot 9A Floor Plan



Lot 22 > Women's Barracks

Parcel Specifications

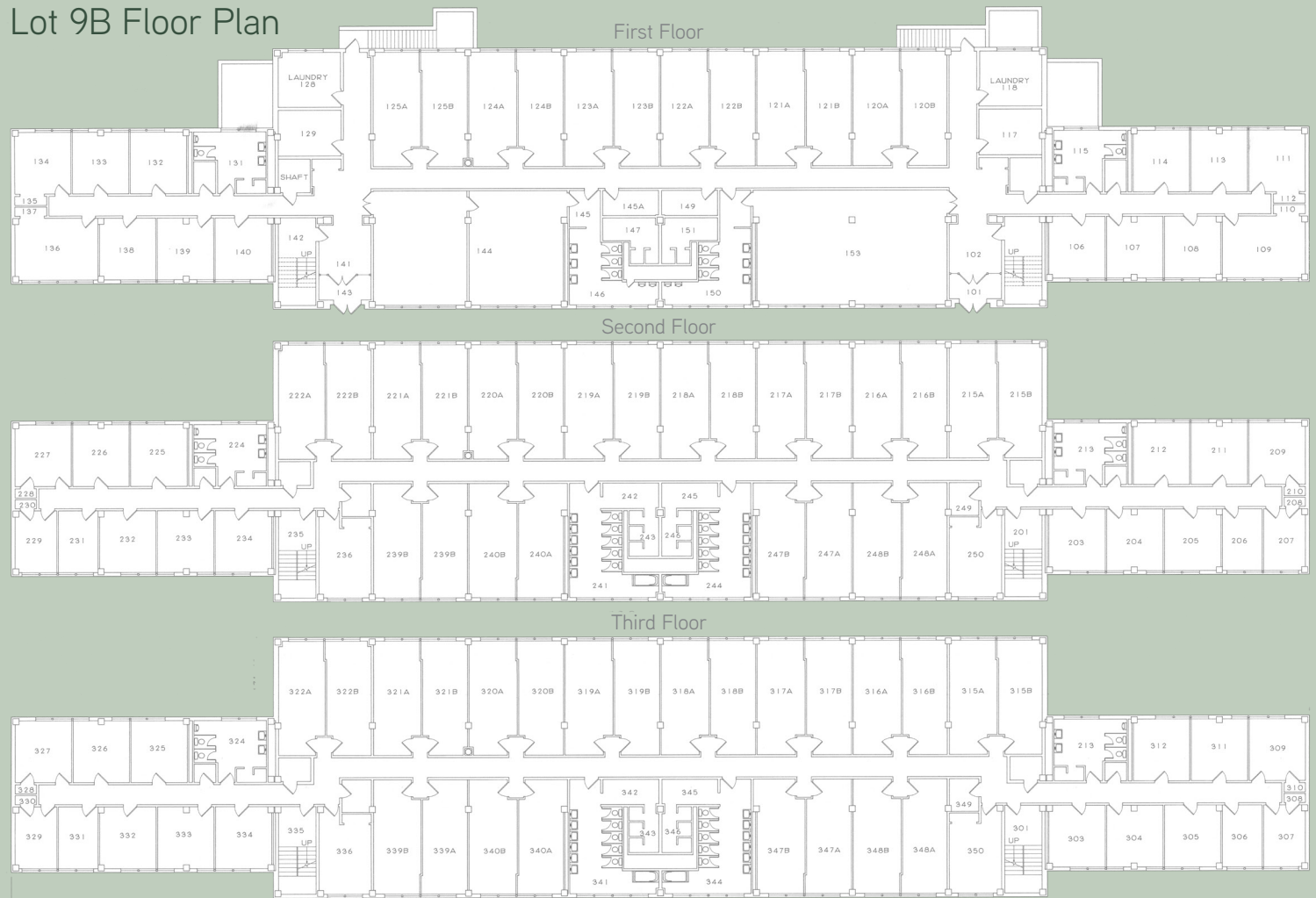
| | |
|------------|---------------|
| Land: | +/- 4.3 acres |
| Structure: | +/- 42,000 SF |
| Price: | \$2,000,000 |

Parcel Highlights

- » Three-story former barracks building in shell condition
- » Ideal for apartment, office, educational use
- » Can be combined with adjacent senior housing land



Lot 9B Floor Plan



Lot 22 > White Building

Parcel Specifications

| | |
|------------|---------------|
| Land: | +/- 4.3 acres |
| Structure: | +/- 20,000 SF |
| Price: | \$2,000,000 |

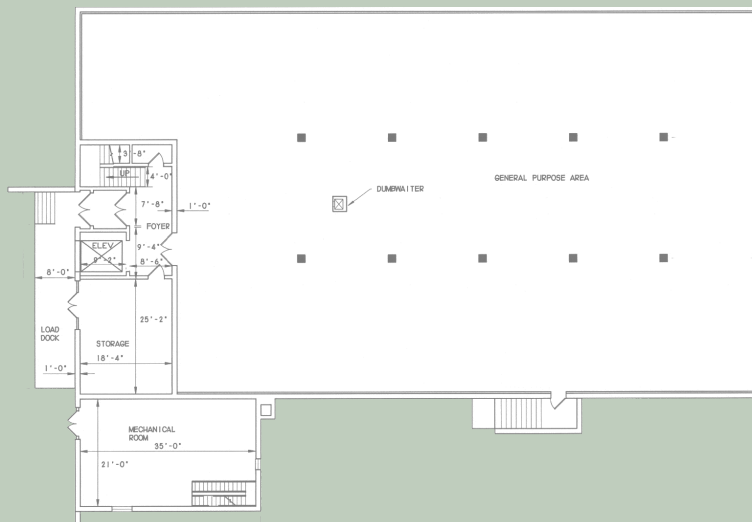
Parcel Highlights

- » Two-story building with electric & water
- » Open floor plan downstairs with offices upstairs
- » Ideal for office, flex, or multiple special uses



Lot 9C Floor Plan

First Floor



Second Floor

