

1.58 ACRES LAND

FOR SALE

**10708, 10712 & 10714 BALLS FORD ROAD
10670 AUTOMOTIVE ROAD
MANASSAS, VIRGINIA 20109**

FEATURES

For more information,
or to see the property,
please contact:

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The Bailey Team
KW Commercial
14155 Newbrook Drive
Suite 100
Chantilly, VA 20151



Four parcels totaling 1.58 acres (68,999 square feet).

Lot located on the corner of Balls Ford Road and Automotive Drive visible from Sudley Road (Route 234) and I-66. Good visibility and accessibility!

Adjacent businesses include Red Roof Inn, Bowl America, Quality Inn, McDonalds, Honda dealer and Exxon.

Gas, electric, water and sewer are to the property.

Frontage on Balls Ford Road and Automotive Drive.

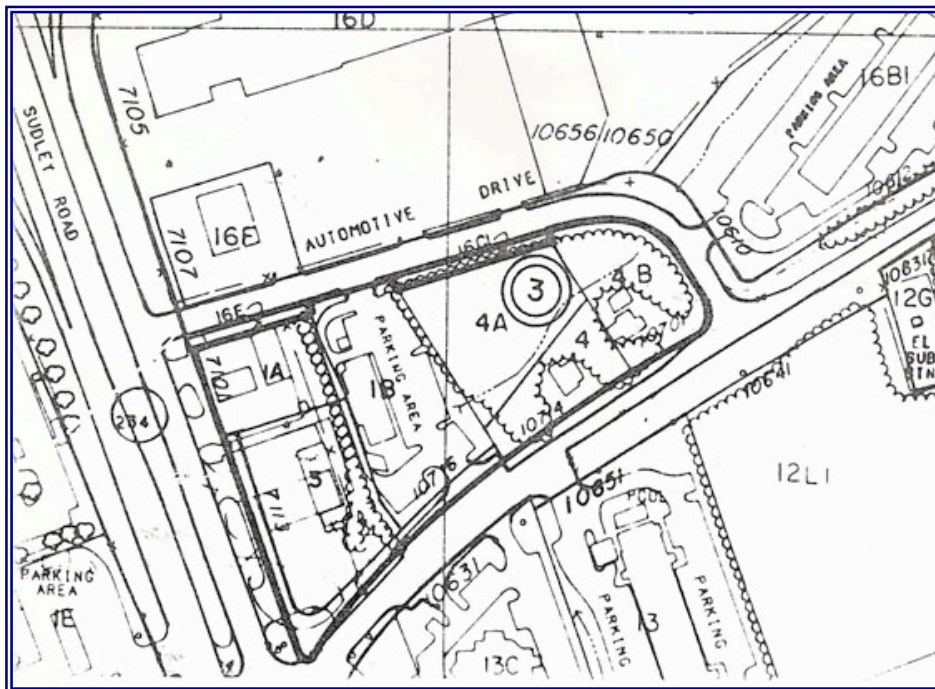
Zoned B-1 (General Business) in Prince William County.

Permitted uses include hotel or motel, retail sales, motor vehicle parts sales, quick service food stores, convenience store with or without gas, fast food restaurants, bank, office, school of special instruction, shopping center, tool and equipment rental, and more!

Excellent location. The last small parcel available right off I-66 and Route 234 interchange.

Offered For Sale @ new low price, only \$800,000

LOCATION AND PLAT



Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted. Property is offered subject to prior sale or lease, change of terms or withdrawal without notice. Owner is licensed Real Estate Broker in Virginia.

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PICTURES



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