

# LAND FOR SALE COMMERCIAL POTENTIAL

**\$650,000**

**3.86 ACRES**

**EXCEPTIONAL DEVELOPMENT OPPORTUNITY!**

**FRONTAGE: 1,053.46 FT.**

**Location:** 14199 Washington Highway, Hanover County (Just outside the Township of Ashland)

**Key Highlights:**

- **Zoning:** Currently A-1. Hanover Comp Plan designates it for "Industrial/M". County supportive of Office/Warehouse or B-Zoning.
- **History:** Cleared commercial lot (former motel property demolished).
- **Utilities:** Public water on property (w/ easement). County shows sewer available (location TBD).
- **Setting:** Situated directly across from established office/warehouses.



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