

PRIME OWNER-FINANCED 3 BAY AUTO REPAIR WITH SERVICE

Acquire a long-established fuel and automotive property including real estate, business operations, and equipment in one of Northern Virginia's strongest commuter corridors.



**SELLER FINANCING
AVAILABLE**
25% DOWN
• 0% INTEREST

Flexible structure for qualified buyers.



-  REAL ESTATE INCLUDED
-  BUSINESS INCLUDED
-  EQUIPMENT INCLUDED
-  3 SERVICE BAYS
-  B-1 ZONING
-  HIGH TRAFFIC CORRIDOR
-  STRONG REDEVELOPMENT POTENTIAL

7601 CENTREVILLE RD | MANASSAS, VA 20111



3 SERVICE BAYS



STRONG TRAFFIC EXPOSURE



**GRAVELED REAR YARD
PAVED FRONT AREA**

INVESTMENT HIGHLIGHTS

- ✔ Rare opportunity to acquire real estate, business, and equipment
- ✔ Well-established operating location with existing customer base
- ✔ 3 service bays
- ✔ High-visibility corner location on Centreville Rd
- ✔ Approx. 40,000+ vehicles per day
- ✔ Partially paved front area with graveled rear yard
- ✔ B-1 Zoning
- ✔ Long-term redevelopment and repositioning potential
- ✔ Ideal for owner/operator, investor, or redevelopment buyer
- ✔ Seller financing available exclusively

WHY THIS OPPORTUNITY STANDS OUT

-  Hard-to-find owner financing dramatically reduces acquisition barriers
-  Major frontage along one of the area's busiest commuter routes
-  Existing operating use creates immediate functionality
-  Partially paved lot allows flexibility and future upside
-  Northern Virginia market with continued long-term growth

POTENTIAL FUTURE USES*

- | | | |
|---|---|---|
| 
Fuel / Convenience | 
Automotive Service | 
Tire & Repair |
| 
Fleet Services | 
Car Wash | 
Retail Redevelopment |
| 
Investment Hold | | |

*Buyer to independently verify zoning and approvals.

PROPERTY SNAPSHOT

- | | | | | | | | |
|---|--|---|---|---|---|--|---|
| 
Real Estate Included | 
Business Included | 
Equipment Included | 
3 Service Bays | 
B-1 Zoning | 
Excellent Frontage & Access | 
High Traffic Corridor | 
Strong Redevelopment Potential |
|---|--|---|---|---|---|--|---|

DANIELLE WARD
REALTOR® | COMMERCIAL DIVISION

(571) 617-7752 | danielle@jacobsandco.com | danielleward.jacobsandco.com