

Rare Commercial & Residential Opportunity – Alberta, Virginia  
26495 Christanna Hwy | Alberta, VA 23821 | Brunswick County | 29.47  
Acres | Listed As-Is

## PROPERTY DESCRIPTION

Exceptional opportunity to own a rare, turnkey commercial auto body and vehicle painting facility in rural Brunswick County, Virginia. This unique property sits on 16.38 acres with direct road frontage on Christanna Highway (SR-46), offering outstanding visibility and accessibility just minutes from Interstate 85.

The centerpiece of this property is a large, well-built masonry commercial shop building featuring multiple oversized roll-up bay doors capable of accommodating trucks, RVs, heavy equipment, and full commercial rigs. Inside, two professional-grade paint booths set this facility apart from anything else in the region. The first is a UniCure heated and cured paint booth – an oversized professional system large enough to accommodate full-size RVs and commercial vehicles. The second is an oversized Janus door drive-through paint booth equally capable of handling full-size RVs, large trucks, and marine vessels. Together, these two booths represent a rare, specialized infrastructure that would be extremely costly to replicate and virtually impossible to find available in Southside Virginia. A metal pole barn provides additional covered storage and work space.

The property also includes a 1940s Cape Cod style residence with covered front porch and a small pond, offering charm and potential for an owner-operator or caretaker living arrangement.

This property is being sold strictly as-is. Water and electric are reported functional to the best of the current owner's knowledge. All inspections, due diligence, and verifications are the sole responsibility of the buyer. The residence interior is in need of significant repair and TLC. A mold substance has been identified inside the home. The commercial shop roof is at or near the end of its life expectancy and will require attention. There is no propane tank serving the main shop. Buyers are encouraged to conduct thorough inspections prior to submitting an offer.

## PROPERTY DETAILS AT A GLANCE

Address: 26495 Christanna Hwy, Alberta, VA 23821

County: Brunswick County

Parcel ID: 30-36-6

Acreage (Listed): 29.47 acres – Lot 2 with road frontage on Christanna Hwy

Zoning: Agricultural (A-1)

Conditional Use Permit: Approved 1996 – Auto body/painting operation – Transfers with property

Year Built: 1940 | Effective Year Built: 1965

Flood Zone: X (Minimal Flood Hazard)

Utilities: Well & Septic | Electric on site

Sale Type: As-Is – Cash or commercial financing preferred

#### STRUCTURES INCLUDED

- Commercial masonry auto body and truck repair shop – multiple oversized roll-up bays
- UniCure oversized heated/cured paint booth – accommodates RVs and 18-wheelers
- Janus door oversized drive-through paint booth – accommodates RVs, large trucks, marine vessels
- Metal pole barn / storage building
- Cape Cod residence (1940) with covered front porch
- Small pond on property

## ZONING & CONDITIONAL USE PERMIT

This property is zoned Agricultural (A-1) in Brunswick County. A Conditional Use Permit was approved by the Brunswick County Board of Supervisors on September 18, 1996, authorizing the auto body painting and vehicle repair operation on this property. The permit is tied to the land and transfers to any new owner, allowing a qualified buyer to reopen and operate a similar business without requiring a new approval from the Board of Supervisors.

Two conditions are attached to the permit: inoperative vehicles must be stored inside an enclosed building and the operator must maintain an approved method for disposal of petroleum and paint-related materials. Both conditions are standard for this type of operation.

Buyers interested in operating a commercial auto body, painting, RV service, fleet maintenance, or related business are encouraged to contact Brunswick County Planning and Zoning at 434-848-0882 to confirm the scope of permitted use under the existing permit prior to closing.

## LOCATION & ACCESS

Interstate 85: Approximately 2–4 miles – direct access via Exit 27/28, Christanna Hwy (SR-46)

South Hill, VA: Approximately 19 miles southwest

Lawrenceville, VA (County Seat): Approximately 8 miles south

Emporia, VA: Approximately 25 miles southeast

Petersburg, VA: Approximately 44 miles northeast

Richmond, VA: Approximately 65 miles northeast

Raleigh-Durham, NC: Approximately 90 miles south

Christanna Highway (SR-46) connects directly to I-85, providing exceptional access for commercial truck, RV, fleet, and marine service traffic from across a wide regional market.

## IMPORTANT DISCLOSURES

This property is offered for sale strictly AS-IS. Seller makes no representations or warranties, expressed or implied, regarding the condition of any structure, system, equipment, or improvement on the property. Buyer assumes full responsibility for all inspections, environmental assessments, and due diligence prior to closing.

Known conditions include: mold substance identified inside the residence; commercial shop roof at or near end of life expectancy; residence interior in need of significant repair. Water and electric reported operational to the best of the current owner's knowledge. There is no propane tank serving the main shop. All information is deemed reliable but not guaranteed. Buyer to independently verify all facts, zoning, utility, and permit information.

Cash purchase or commercial financing preferred. Seller will not make repairs. All offers subject to seller review and approval.

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Listing Agent: Wes Estes | RE/MAX Team Estes

Licensed in Virginia

For showings and inquiries, contact ShowingTime and IMPORTANT follow the instructions!

*All information contained in this property description, including but not limited to acreage, square footage, zoning, permitted uses, utility status, year built, and equipment descriptions, is compiled from public records, county GIS data, owner-provided information, and field observations, and is deemed reliable but is not guaranteed. Prospective buyers and their representatives are solely responsible for independently verifying all information to their satisfaction prior to submitting an offer or proceeding to closing. Neither the listing agent, Wes Estes, RE/MAX Team Estes, nor any affiliated party makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information provided herein. This description is for informational purposes only and does not constitute a legal representation, appraisal, environmental assessment, or warranty of any kind. Equal Housing Opportunity.*