



3643 KINGS HWY

Colonial Beach, VA 22443

List Price: \$799,999



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Commercial Investment Opportunity on Route 3 | 3 Income-Producing Shops on 5 Acres

Positioned along Route 3 in Oak Grove, this versatile commercial property offers a rare combination of current income, functional space, and future expansion potential. Set on 5 acres, the property features three fully operational shop buildings, each currently leased to established automotive-related tenants—providing immediate cash flow from day one.

Each shop is thoughtfully equipped with:

- Heating and air conditioning
- Large bay doors for easy access
- Dedicated office space
- Private bathroom

The layout allows for a variety of uses while maintaining separation between tenants, making it ideal for investors or owner-users looking to step into an already performing asset.

With excellent visibility and access along Route 3, this location supports long-term demand for service-based businesses, particularly in the automotive and trade sectors.

Looking to expand? There is an additional adjoining 5-acre parcel available for purchase, offering even more opportunity for growth, development, or future value-add strategies.

Whether you're building your portfolio or looking for a property with stable income and room to scale, this one checks the boxes.



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