

# FOR SALE

## LOT 9 · MAYFAIR INDUSTRIAL PARK

### PRICE: \$750,000



**LOCATION:** LOCATED WITHIN MAYFAIR INDUSTRIAL PARK, 280 SHEPHARDSTOWN COURT, NORTH OF HARRY BYRD HIGHWAY (ROUTE 7) IN PURCELLVILLE, LOUDOUN COUNTY, VA.

**LOT SIZE:** 1.02 ACRES OR 44,456 SF

**CONDITION:** UNIMPROVED, CLEARED LOT GENTLY SLOPES FROM WEST TO EAST TOWARDS A DRAINAGE DITCH AND OFF-SITE STORMWATER POND.

**ZONING:** M-1 TOWN OF PURCELLVILLE ZONING ORDINANCE, IDEAL FOR CONTRACTORS, STORAGE YARDS, SELF-SERVICE STORAGE, WAREHOUSE AND DISTRIBUTION, AND AUTOMOTIVE REPAIR.

**REAL ESTATE TAXES:** TOWN OF PURCELLVILLE \$554, LOUDOUN COUNTY \$4,587.12

**OWNERS ASSOCIATION FEE:** \$350 PER QUARTER

**PARCEL ID:** LOUDOUN COUNTY 487362439000

**UTILITIES:** ACCESS TO PUBLIC WATER AND SEWER, THROUGH LOUDOUN WATER.



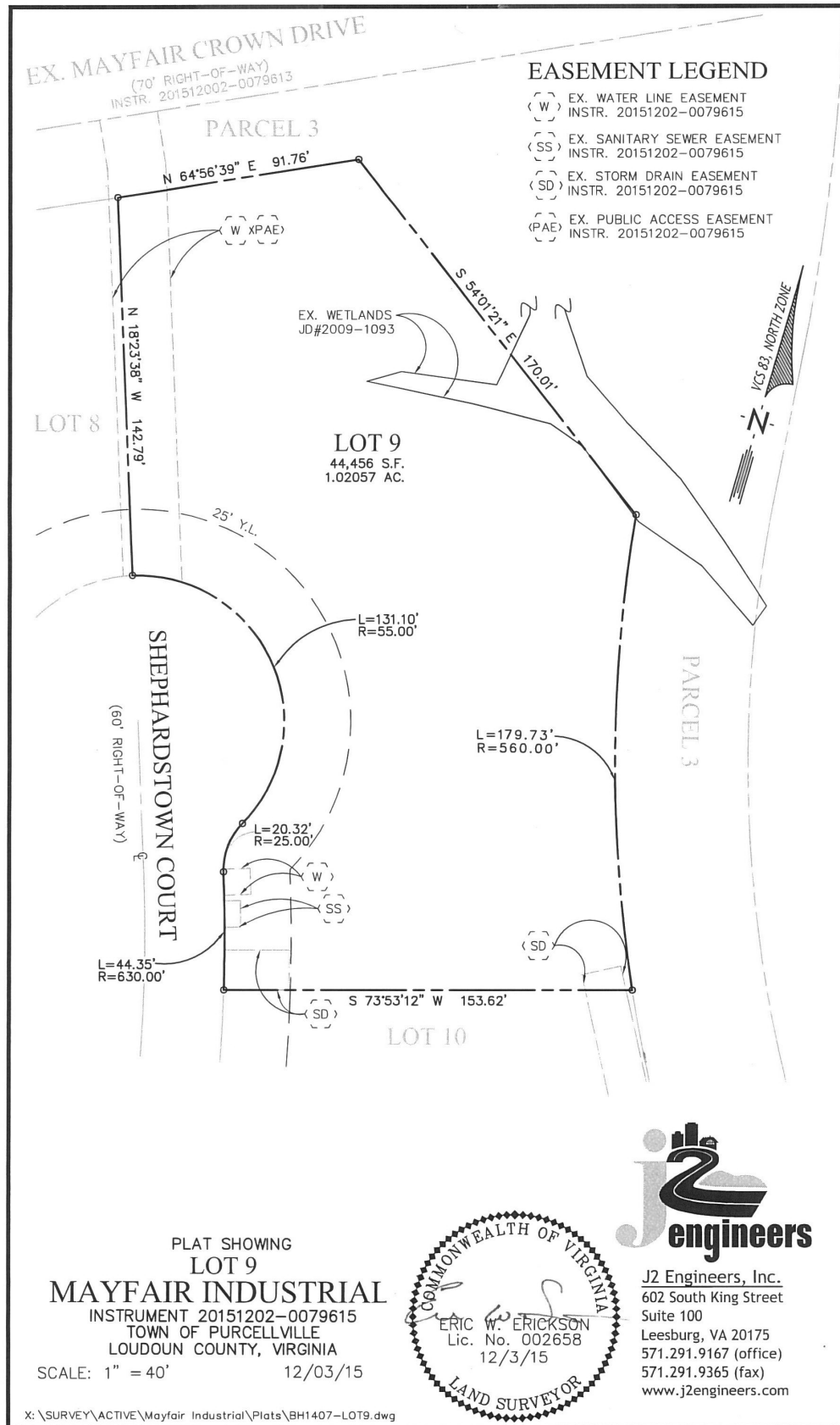
Individual Member

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