

SALE / LEASE

GAS STATION, CONVENIENCE STORE, MECHANIC SHOP & UHAUL SERVICE FOR SALE

GAS STATION RESTON Reston, VA 20190

SALE PRICE	\$7,000,000
LEASE RATE	\$21,000.00 per month



CLICK TO VIEW VIDEO



**COLDWELL BANKER
COMMERCIAL**
REALTY

Deniz Senyurt
571 271 6604

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PROPERTY DESCRIPTION

This remarkable property boasts an owner user gas station, service station, convenience store, and U-Haul rental and service center business, making it a prime location for a thriving entrepreneurial venture. The property includes a spacious 2,295 SF building, situated on a vast 37,096 SF land, providing ample space for expansion and future development.

But that's not all—this property also presents an exciting opportunity for multifamily residential development. With the potential to capitalize on the growing demand for housing in Reston, this property could be transformed into a lucrative multifamily project, maximizing your return on investment. Ask about the development plans.

OFFERING SUMMARY

Sale Price:	\$7,000,000
Lease Rate:	\$21,000.00 per month (NNN)
Number of Units:	1
Available SF:	2,296 SF
Lot Size:	37,096 SF
Building Size:	2,295 SF
Zoning:	PRC
APN:	0172-01-0007

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LOCATION DESCRIPTION

This incredible property is situated in an unbeatable location, just a 4-minute drive from the Dulles Toll Road and Route 7. Convenience is at your fingertips with easy access to the vibrant Reston Town Center, where you can indulge in upscale shopping, fine dining, and entertainment options. Within a 5-minute drive, you'll find a thriving community of 32,971 residents with a median income of \$123,000, ensuring a strong customer base for any business endeavor.

Additionally, the property is conveniently located near the bustling Lake Anne Plaza Shopping Center, further enhancing its desirability. Access is a breeze from Baron Cameron Avenue, which sees a daily traffic count of 26,000, guaranteeing excellent visibility and accessibility for your business.

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PROPERTY HIGHLIGHTS

- Dulles Toll Road, Route 7 in 4 minutes
- Reston Town Center in 5 min
- Next to Lake Anne Plaza Shopping Center
- Gas station, Uhaul service center, and convenience store with a revenue of \$1.49Million /year
-



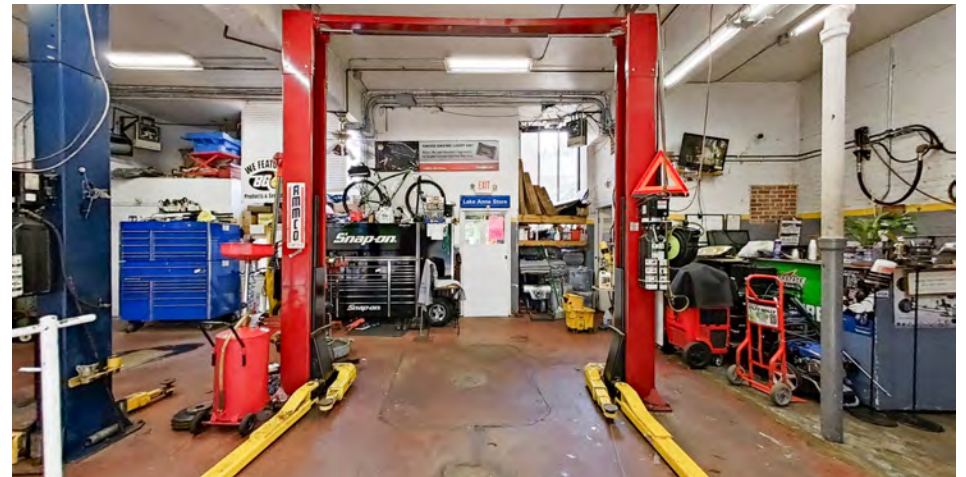
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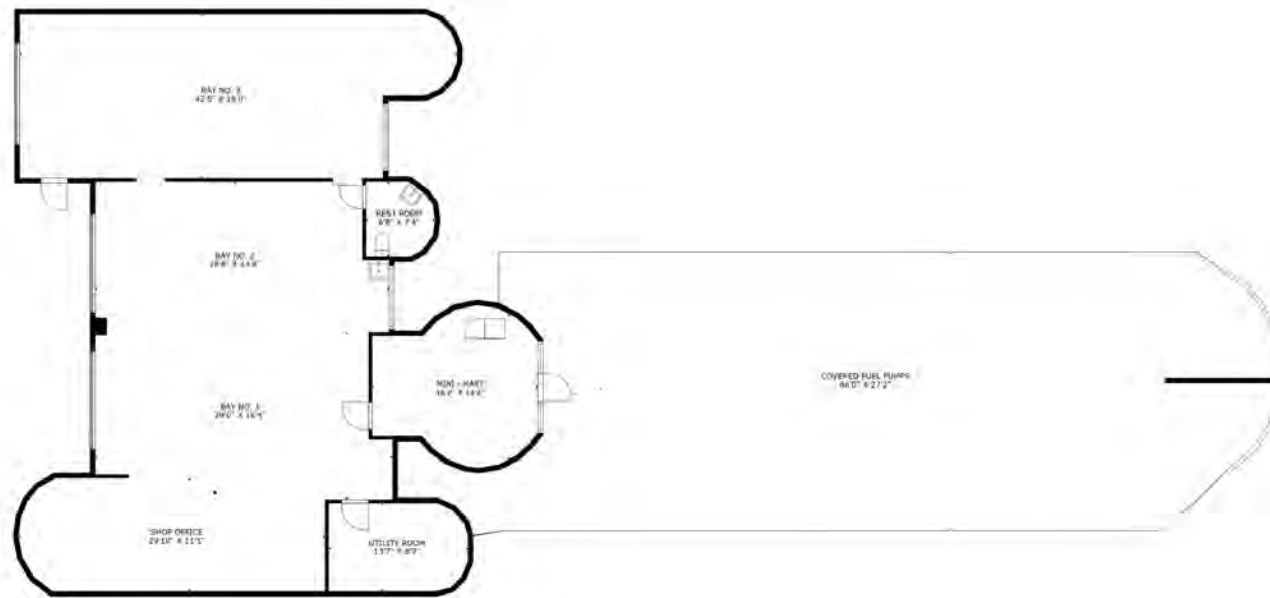
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GROSS INTERNAL AREA
FLOOR 1: 3036 sq. ft.
EXCLUDED AREAS: UTILITY ROOM: 115 sq. ft, SHOP OFFICE: 320 sq. ft, BAY NO. 3: 618 sq. ft
TOTAL: 3036 sq. ft
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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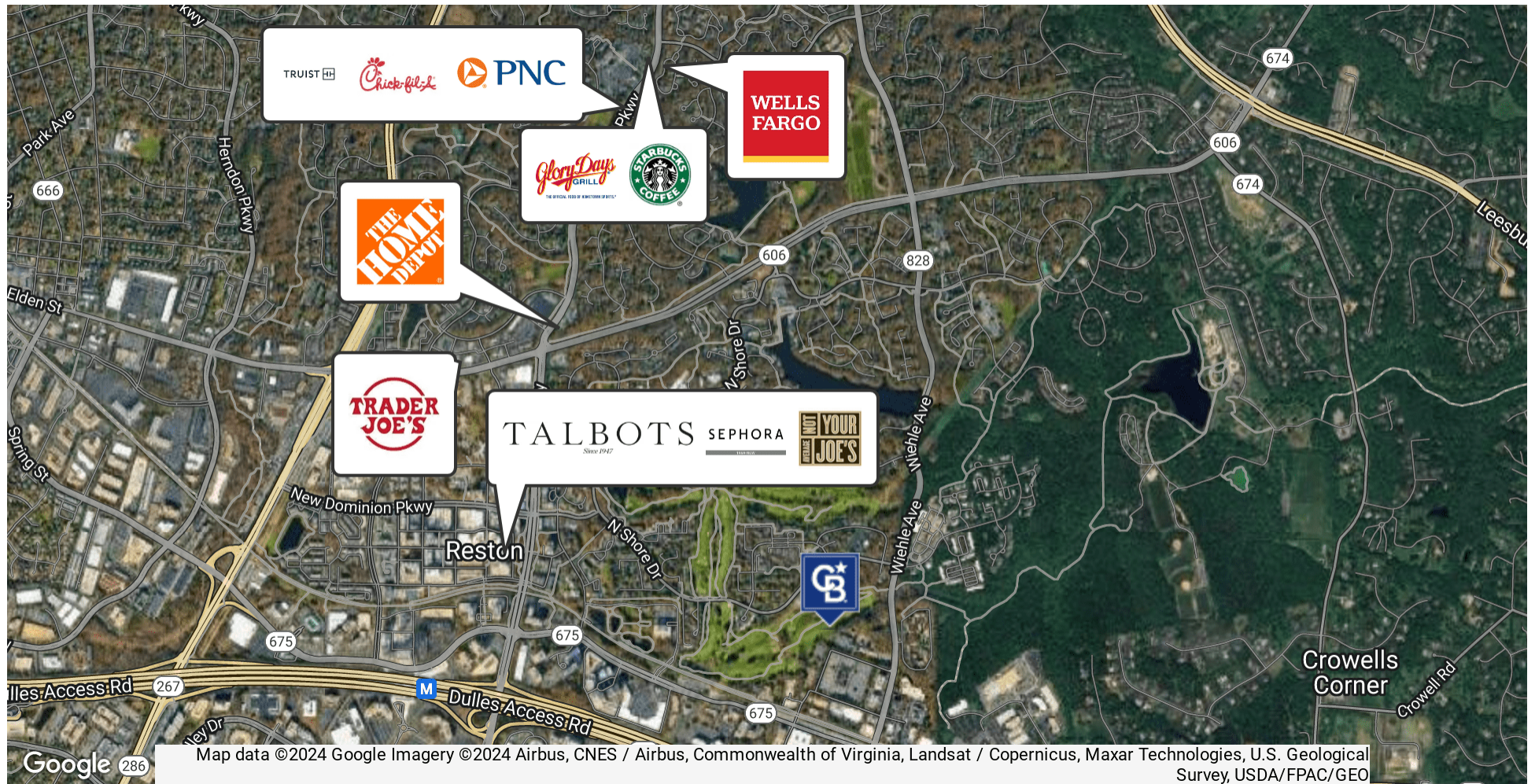


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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

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