

# City of Manassas - 9460 Wellington Road

## 9460 Wellington Rd



Manassas, VA 20110 - Manassas Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	4.90 AC
Land SF - Gross	213,444 SF
Topography	Level
Parcels	28386

### ZONING & USAGE

Zoning	I-1
Proposed Use	Commercial, Industrial

### TRAFFIC & FRONTAGE

Traffic Volume	436 on Stonewall Rd & Milford Rd SW (2022) 23,749 on Nokesville Road & Zimbro Ave NE (2022)
Frontage	440' on Wellington Road (with 1 curb cuts)

Made with TrafficMetrix® Products

### TRANSPORTATION

Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Airport	44 min drive to Washington Dulles International Airport
Walk Score®	Car-Dependent (34)
Transit Score®	Some Transit (25)

### SALE

For Sale	\$3,100,000 (\$632,653/AC - \$14.52/SF)
Sale Type	Investment or Owner User
Status	Active
<b>Last Sale</b>	
Sold Price	\$749,500 (\$152,338/AC - \$3.50/SF)
Date	Aug 2019
Sale Type	Investment
Financing	1st Mortgage: Atlantic Union Bank Bal/Pmt: \$562,500/-

### PROPERTY CONTACTS

Sales Company



Fairfax Realty of Tysons, Inc.  
8300 Boone Blvd  
Vienna, VA 22182  
(703) 752-8660 (p)

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## SALE HIGHLIGHTS

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- Street Frontage
- Cleared, Leveled, Corner Lot

