



Hartwood Commercial Property For Sale



Presented by:

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Hartwood Property

For Sale

Project: This wooded property, located adjacent to the Hartwood district post office is an excellent property that, under the Rural Commercial Zoning regulations could be developed as commercial property utilizing well water and sanitary septic.

Location: This property has a well located in the commercial area of Hartwood at the end of the old Hartwood Road on the east side of the existing Hartwood Post Office, at the intersection of Hartwood Road (Route 612) and Warrenton Road (Route 17). This property has frontage on Route 17 and the Old Hartwood Road and has excellent visibility.

Property: Approximately 3.989 acres.

Price: \$395,000.00

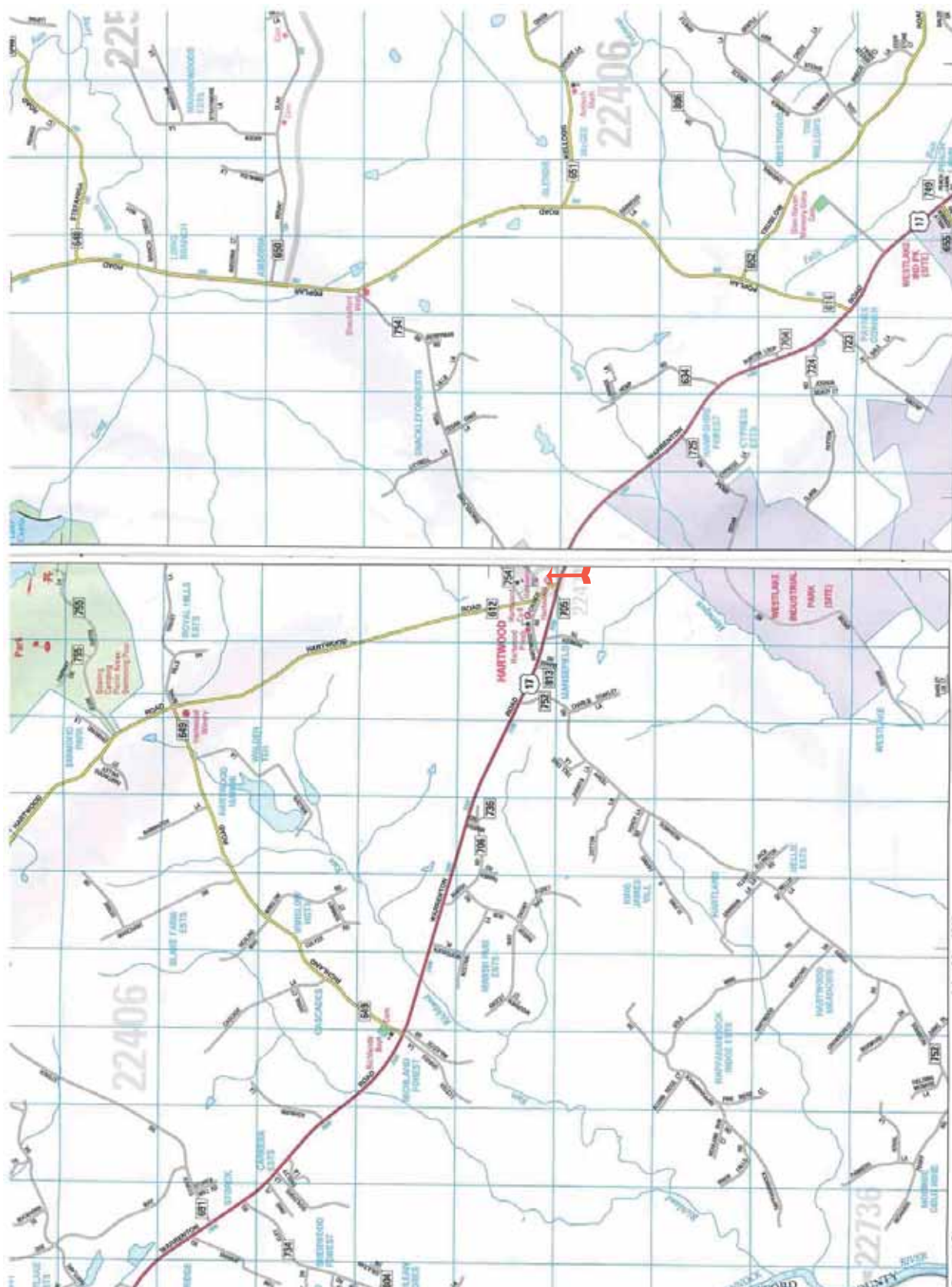
Terms: Cash

Utilities: The property will need to be developed utilizing well water and sanitary septic. Electric and Telephone can also be made available to the property.

Zoning: This community is zoned A1 according to the Stafford County zoning map. *See attached excerpt from Stafford County's Rural Commercial Zone (RC).*



Map Location



RC Rural Commercial Zoning

The purpose of the RC district is to provide areas of the county located at strategic intersections of arterial and major collector roads where commercial uses in centers of less than ten thousand (10,000) square feet of gross floor area, for the convenience of nearby rural populations, can be located.

(a)

Uses permitted by right:

Agricultural service establishment.

Bank and lending institution.

Barber/beauty shop.

Clinic, medical and dental.

Convenience center.

Convenience store.

Dance studio.

Drug store.

Farmers market (in accordance with subsection 28-39(v)).

Flex office.

Florist.

Gift/antique shop.

Low intensity commercial retail.

Lumber/building/electrical/plumbing supply with covered storage and wholesale mulch sale.

Medical/dental office.

Medium intensity commercial retail.

Place of worship.

Professional office.

Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.

Public works excluding wastewater treatment facilities.

Restaurant without a drive-through.

Retail bakery.

Retail food store.

School, vocational.

Tailor shop.

Veterinary clinic.

RC Rural Commercial Zoning

(b)

Conditional use permit:

Adult business.

Auto service.

Broadcasting station.

Child care center.

Commercial kennel.

Drive-through.

Dry cleaner.

Indoor flea market.

Outdoor flea market.

Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).

Vehicle fuel sale.

(c)

Requirements:

(1)

Intensity: Ratio

Maximum floor area ratio 0.55

Open space ratio 0.40

(2)

Minimum yards: Feet

Front 40

Side 10

Back 25

(3)

Maximum height (in feet) 35

(Ord. No. 094-29, 8-9-94; Ord. No. 096-05, 1-2-96; Ord. No. 002-08, 3-19-02; Ord. No. 002-18, 4-2-02; Ord. No. O06-01, 6-20-06; Ord. No. O06-83, 10-17-06; Ord. No. O06-73, 12-19-06; Ord. No. O08-61, 9-2-08; Ord. No. O09-13, 6-16-09; Ord. No. O10-14, 3-16-10; Ord. No. O11-10, 6-21-11; Ord. No. O12-07, 6-19-12; Ord. No. O18-08, 2-6-18)