High-Visibility Car Wash on King George County's Primary Commercial Corridor Set for Auction Announces Nicholls Auction

A Prime Piece of Route 301 Real Estate Strategically Positioned Near Dahlgren's Major Employment Base Set for Auction Announces Nicholls Auction Marketing


4567 James Madison Parkway, King George, VA 22485

FREDERICKSBURG, VA, UNITED STATES, September 22, 2026 / EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., (www.nichollsauction.com) announces the closing of online only bidding on 1.27± prime commercial acres with a well-built car wash fronting Rt. 301 minutes from NSWC Dahlgren and the Harry Nice Bridge on Wednesday, September 30 according to John Nicholls, president of the company.

"The owners, having substantial business and real estate holdings in the area, have entrusted us to market and sell this valuable real estate offering. This is simply a strategic decision to reduce their operational responsibilities as long-time staff transition toward retirement," said Nicholls. "This is an amazing opportunity for a new operator or investor to acquire a well-built car wash in a strong location with an established operating history. Bid now. Location. Visibility. Quality."

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>
> *John Nicholls*

"The property fronts Rt. 301, minutes from NSWC Dahlgren with 10,000 employees/staff and the Harry Nice Bridge into Maryland with a traffic count of 25,000 vehicles per day," said Kelly Strauss, auction marketing coordinator.

This property is more than a strategically positioned car wash, it's a prime piece of Route 301 real

estate near a major employment base said Kelly.



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The auction's date, address and highlights follow:

 Bidding will begin to close on Wednesday, September 30 @ 3:00PM EDT
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SITE
- 1.272 +/- acres with 210' +/- or Rt. 301 frontage
- In-Floor Heat Throughout the Entire Site, Including Aprons (Propane-Fired High-Efficiency Boiler)
- PVC Ceilings
- RAB Brand LED Lights in all Bays and Parking Lot
- Solid-Dyed Split-Face Concrete Block Throughout the Structure
- 16 Camera IP Security System with 3 PTZ Cameras
- Automatic Doors for winter on all 4 Automatic Bays
- Lawn Sprinkler System
- Brand-New Watchfire 5' x 10' LED Road Sign
- Dumpster Pad
- 3 – 1,500 Gallon Underground Concrete Tanks for Reclaim Filtered Water
- 2- 1,500 Gallon Underground Concrete Tanks for Oil Separation

Automatic Wash Bay Equipment
- Bay 1 – PDQ ProTouch Tandem Automatic Hybrid Wash
- Bay 2 - PDQ ProTouch Tandem Automatic Hybrid Wash
- Bay 3 – PDQ LaserWash 360 Touchless Automatic Wash
- Bay 4 - PDQ LaserWash 360 Touchless Automatic Wash
- Pay Stations for Bays 1-4 PDQ Access with Code System, Credit Card and Cash Systems

Automatic Wash Bay Service Room Equipment
- Con-Serv FREE STANDING COMBINATION SERIES III
- Con-Serv Reverse Osmosis/Spot-Free Rinse System Dual System with 8 Membranes
- Con-Serv Reject Water Repressure System 5HP Motor
- Con-Serv Spot-Free Water Repressure System 5HP Motor
- 2 – 2500 Gallon Underground Storage Tanks (Spot-Free and Reject water)
- Ingersoll Rand 7.5 HP Duplex Compressor 2-247e5-p
- Ingersoll Rand Air Dryer



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Self Service Wash Bay Service Room Equipment
- Vending Machine
- Coin Machine
- Dual Sewer Pumps

Self Service Bay Equipment
- Ginsan Ultra Wash System
- 4 Bays of Self Service
- Ultra Lumi-Touch Meter Box Panels
- Lower Coin Vault
- 3x Foam in Every Bay
- Foam Brush In Every Bay
- Spot Free Water in Every Bay
- Credit Card, Bill Acceptor, and Coin Acceptor in Every Bay.

Vacuums
- 3 Industrial Vacuum Systems Power Vac W/ Bill Acceptor and Credit Card Reader
- 3 Industrial Vacuum Systems Combo Vac W/ Bill Acceptor and Credit Card Reader

The online only real estate auction is open to the public. Brokers are reminded that pre-registration is required for compensation.

For more information, call Kelly Stress (540) 226-1279 or visit www.NichollsAuction.com.

Nicholls Auction Marketing Group, Inc., with over 57 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

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About Nicholls Auction Marketing Group, Inc.

Nicholls Auction Marketing Group, Inc., is a professional accelerated marketing firm specializing in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, an award winning marketing staff, and sales percentages unmatched in the industry. For more information about Nicholls Auction Marketing Group, Inc., visit www.nichollsauction.com or call 540-898-0971.

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