

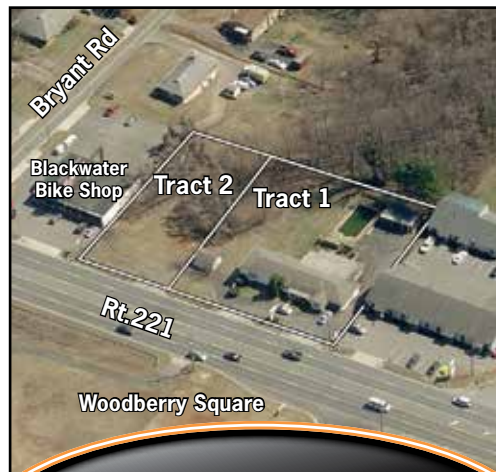
UPCOMING AUCTION

Wednesday, September 18 at 12:30 PM



18853 FOREST RD • LYNCHBURG, VA (BEDFORD COUNTY)

- 1.2[±] acres (3 parcels: 101A-2-150, 154, & 156)
- Offered in 2 tracts and as a whole.
 - Tract 1: 0.75[±] acres w/ office; 168' frontage
 - Tract 2: 0.47[±] acre lot; 100' of frontage
- 268' of frontage on Rt.221 (Forest Rd)
- Zoned C-2 in Corridor Overlay District
- Public water available
- Great visibility and signage. 3 entrances in place.
- Large, paved parking area in front and rear
- Home/office features 3,069 sq.ft., 3 bedrooms, 2 full baths, full basement, large kitchen, and spacious open floorplan, covered porch
- Ideal for home occupation, day care, professional office, medical office, retail sales, and many more!
- Great development area near the Cottontown Rd intersection and across from Woodberry Square and the new Play-It-Again Sports location.
- Tax assessed at \$451,500



DIRECTIONS TO PROPERTY

In Lynchburg, take the Lynchburg Expressway (US-29S Business/US-501N) to the intersection of US-221 (Lakeside Dr). LEFT on US-221. One mile to property on left.

AGENT ON SITE

- Thursday, Sept.5 from Noon - 1PM
- Tuesday, Sept.10 from Noon - 1PM
- Day of sale beginning at 11:30 AM

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for agent form.

TERMS: 10% deposit day of sale from high bidder by cash or check with ID. Balance due on or about 30 days. 5% buyer's premium added to high bid to determine final contract price.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Ct
Forest, VA 24551
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WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741