Commercial Property Opportunity

REAL ESTATE AUCTION

FRIDAY, JULY 23 @ 12PM 9058 Big Island Highway, Bedford VA



Realty & Auction Group 828 Main St, 15th Floor | Lynchburg VA 24504 **Preview Dates:** June 29th 12PM to 2PM and July 9th 12PM to 2PM

Sale Manager Danny Cash 561-262-7180

MW.GOUNTSAUGTION.GO





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- plumbing, heat pump, roofs, new appliances, windows, paint, decks, parking lot)
- Can be used as restaurant

Gross monthly income Parcel 1 and Parcel 2 = \$2739

Parcel 3:

- Great Business opportunity / Rental property
- Metal building approximately 40' x 80' (3200 sq ft)
 - Electric, great shop / business location
 - Possible additional rental income

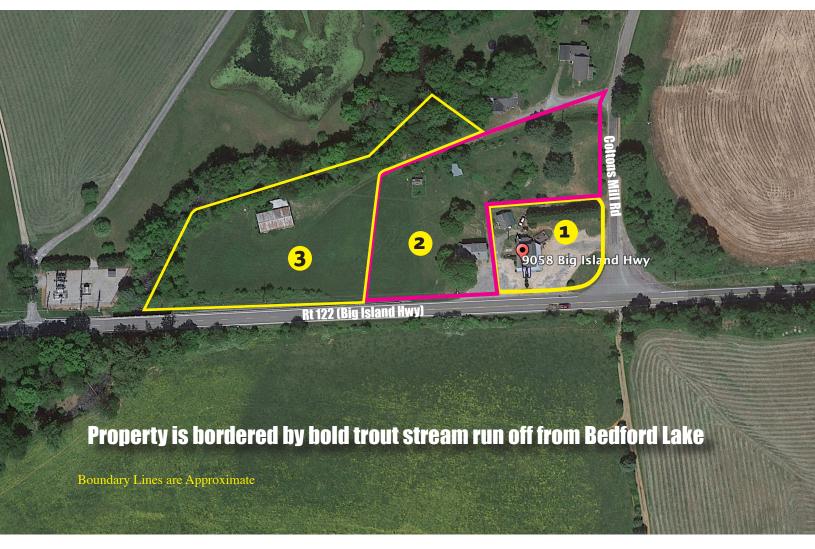


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BEAL ESTATE AUGTION

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Parcel 1:

- 0.57 acre
- **Zoned Commercial / Industrial**
- Map # 40 2 2A
- 2 apartments (currently rented); 1 bedroom & 2 bedroom
- Remodeled in the last 3 years(new wiring, plumbing, heat pump, roofs. new appliances, windows, paint, decks, parking lot)
- 20'x40' covered deck
- Can be used as restaurant
- Horse shoe pit
- Parking lot
- Gross monthly income

Parcel 2:

- **1.65** acres
- **Zoned Commercial / Industrial**
- Map # 40 2 2
- Large apartment, upper level with deck
- Rental space / storage; ground level
- Parking area
- Gross monthly income Parcel 1 and Parcel 2 = \$2739

Parcel 3:

- **1.73** acres
- **Zoned Commercial / Industrial**
- Map # 39 A 31
- **Great Business opportunity / Rental property**
- Metal building approximately 40' x 80' (3200 sq ft)
- Electric, great shop / business location
- Possible additional rental income
- Great area for a weekend campground