

Commercial Property Opportunity

REAL ESTATE AUCTION

FRIDAY, JULY 23 @ 12PM

9058 Big Island Highway, Bedford VA



AKA The Old Millstone Tea Room

**Preview Dates: June 29th 12PM to 2PM and
July 9th 12PM to 2PM**

**THE
COUNTS**

Realty & Auction Group

828 Main St, 15th Floor | Lynchburg VA 24504

Sale Manager

Danny Cash 561-262-7180

WWW.COUNTSAUCTION.COM



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PROPERTY OFFERED IN 3 PARCELS

Property borders a bold trout stream, 2 miles from Bedford Lake

Parcel 1:

- 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)
- Can be used as restaurant

Parcel 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:

- 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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Terms: 10% Buyers Premium, 10% deposit day of the sale, close in 30 days, As Is Where Is.
Sale day announcements superseded any written announcements prior to sale.

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Property is bordered by bold trout stream run off from Bedford Lake

Boundary Lines are Approximate

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