



THALHIMER

FOR SALE

COLEMAN FALLS STORE

6285 Lee Jackson Highway | Coleman Falls, VA 24536

PRICE REDUCTION - \$195,000



MOTIVATED SELLER

For more information, contact:

Kristy W. Milton
434 455 2308
kristy.milton@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

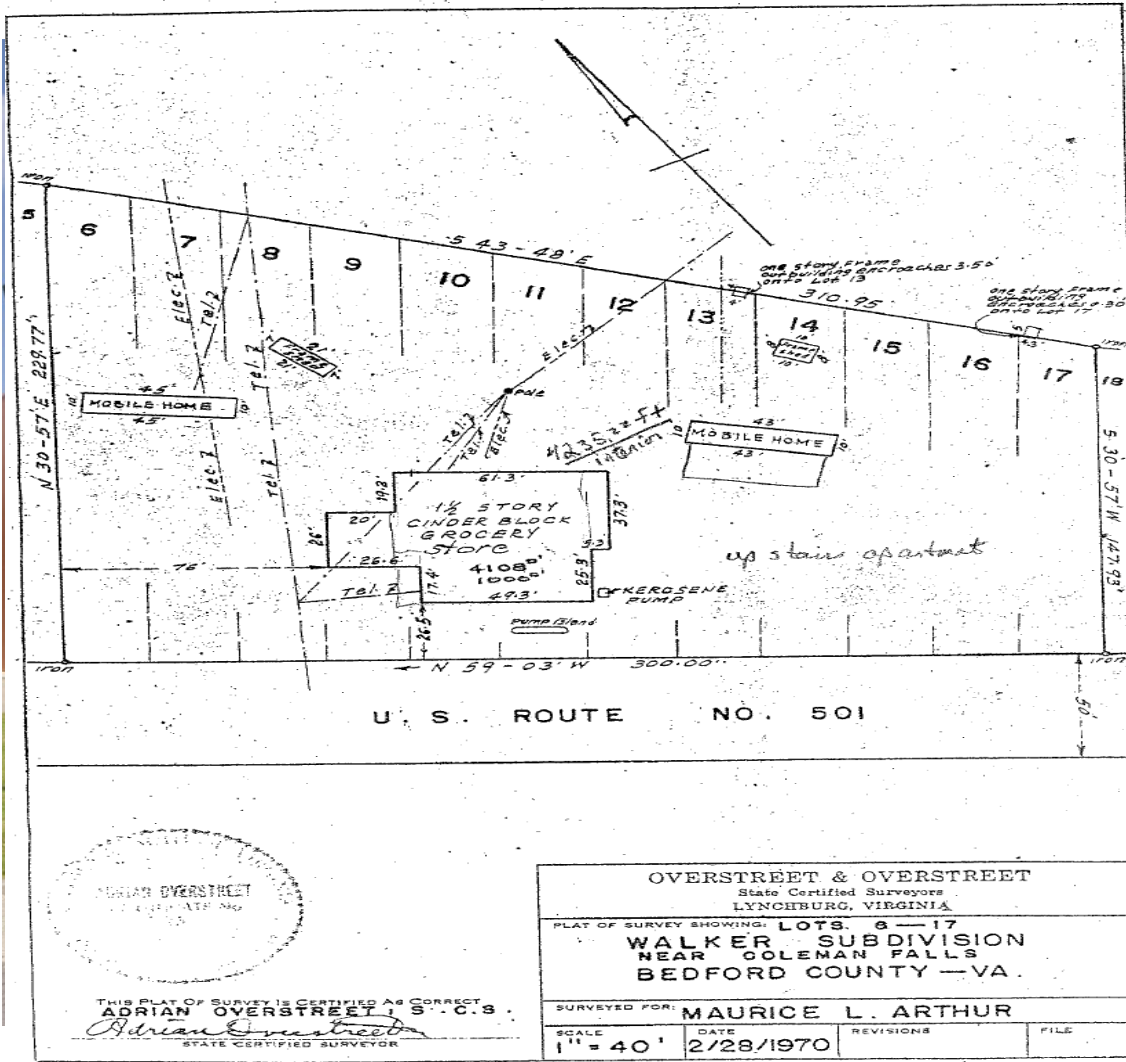
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Property Features

- Income producing property with room for owner or additional lease space
- 1.3 +/- Acres – 300 feet frontage on Route 501 A-V Zoning
- 7 Miles North of Lynchburg
- 4,400 SF
- Operated as Arthur's Market for 40+ years
- Partially leased to US Post Office, with option to renew 5 year lease exercised beginning 2018
- Commercial Kitchen with vent hood in place – 50 seat dining room capacity, more equipment included
- One bedroom apartment with 20 year tenant
- Two mobile home hook-ups in place
- Masonry construction with 2 year old metal roof
- Restaurant area heat pump 4 years
- Spaces individually metered for utilities
- Convenient to G-P Big Island (330 employees – 125 year history)
- **Recently Reduced Sale Price: \$195,000**

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