

# FOR SALE

7221, 7225 TIMBERLAKE RD.  
LYNCHBURG, VA

COMMERCIAL



## Property Overview

Property consists of (2) parcels totaling 2.15 acres +/- . One parcel has a 2,816 Sq. Ft. building while the other parcel has an abandoned house which will soon be demolished. Property is located in a high traffic area on Timberlake Rd. beside the Citgo gas station. Lot dimensions are approximately 300' x 289'

## Property Details

Land Class	Commercial
Land	2.15 Ac.
Price:	\$475,000
Traffic Count:	24,000 VPD (2009)
Road Front.:	289'
Zoning:	B - 3, B - 5c
Area Description:	Property is located beside the Citgo Gas Station and is .20 miles from the Leesville Rd./Timberlake Rd. intersection.

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

## Contact Information

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