

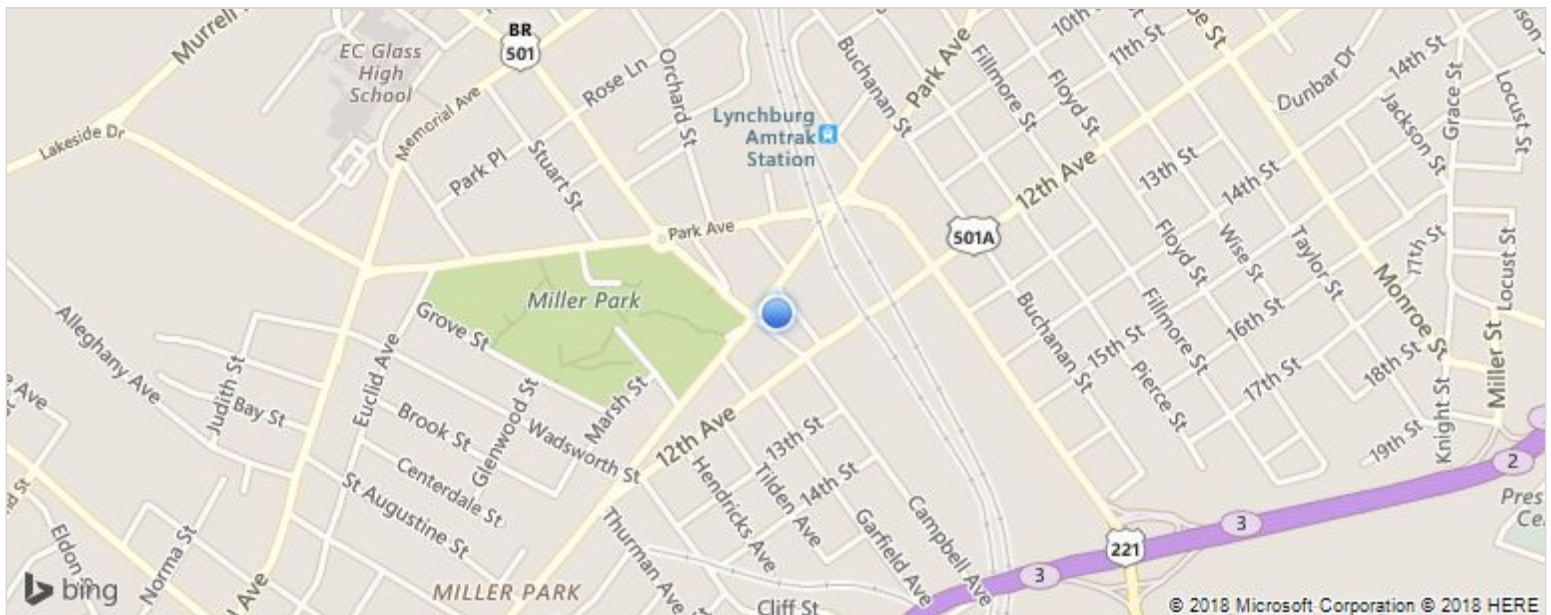
SALE

**\$375,000**  
**Retail**  
**5,886 SF**

2034 Fort Avenue  
Lynchburg, VA 24501



<b>Property Type:</b>	Retail
<b>Zoning:</b>	B-5
<b>Tax Year:</b>	2015
<b>Listing ID:</b>	TT7HRK
<b>MLS ID:</b>	300891
<b>Style:</b>	Other Style
<b>Building Size:</b>	5,886 SF



2034 Fort Avenue Lynchburg VA, 24501 United States

**Online Profile** <http://www.cbcworldwide.com/properties/profile/TT7HRK-Lynchburg-VA>

## Property Description

Commercial/Investment - Approximately 5,886 sq. ft. of commercial space located in midtown Lynchburg, VA. consisting of two parcels - 2034 Fort Ave. - features approx. 3600 sq. ft. open floor plan, 2 restrooms, loading dock, 225 AMP 3 phase power. 1110 Campbell Ave. - features approx. 2226 SF with tile & carpet floors, large walk-in vault, several small safes & handicap ramp in rear of bldg. Currently leased to a Church. Both parcels on public water & sewer. Signalized intersection, high traffic area, ample parking available. Potential for a variety of uses.

## Additional Features

<b>Lot Size:</b>	1.03 AC
<b>Taxes:</b>	\$4,300

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