

# FOR SALE

## 3,500 Sq. Ft. ±



**COLDWELL  
BANKER  
COMMERCIAL**  
READ & CO. REALTORS



171 W. Main St. - Bedford, VA 24523

## Property Information

**SF**  
3,500 Sq. Ft. ±

**Age**  
1985

**Price**  
\$239,000

**Zoning**  
B-1

**Features**

- Reception area
- 10 offices/exam rooms on main level
- Basement office/storage
- Upstairs office/exam rooms
- 2 restrooms
- Large parking lot
- Acoustic tile w/ fluorescent lighting

## Property Features

**Professional office located in the heart of Bedford's business district with high visibility and a strong traffic count. The building features include: reception area, 10 offices/exam rooms on the main level, two restrooms, additional offices/storage on the upper & lower levels, carpet/ laminate floors w/ concrete floors in the lower level, acoustic tile w/ fluorescent lighting.**

**Surrounding businesses include: Wells Fargo, Atlantic Union Bank, Peakview Dental, & various other offices, restaurants, and government facilities.**

**Rick Read**  
434-455-3618  
rread@realestatelynchburg.com

**Ricky Read, CCIM**  
Cell: 434-841-3659  
Main: 434-455-2285 ext. 101  
ricky@realestatelynchburg.com

**Luke Dykeman**  
Cell: 434-944-3920  
Main: 434-455-2285 ext. 107  
lukedykeman@realestatelynchburg.com

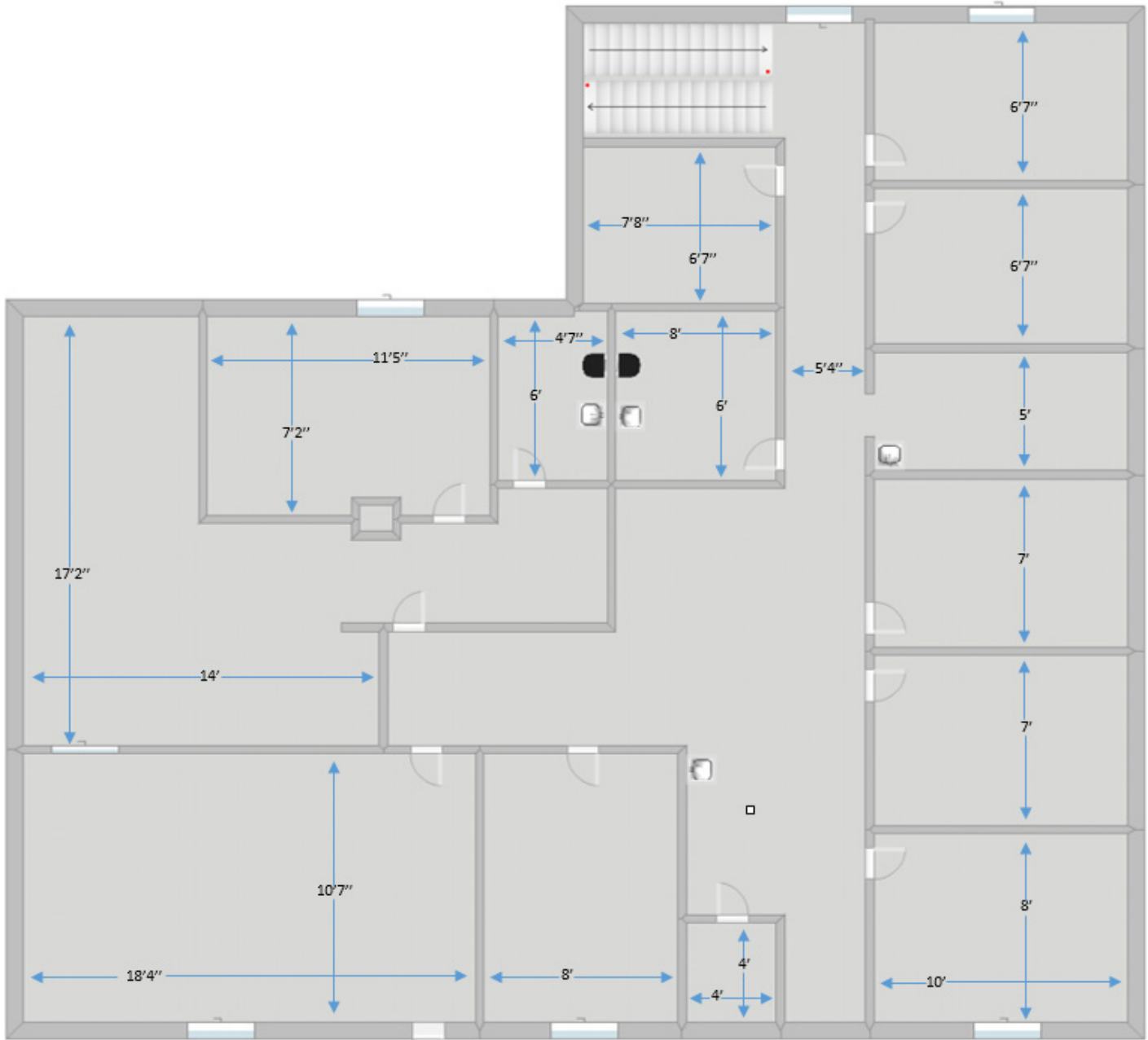
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**Coldwell Banker Commercial  
Read & Co., Realtors  
101 Annjo Court, Forest, VA 24551  
434-455-2285**

# FOR SALE

## 3,500 Sq. Ft. ± Main Level Floorplan



**Rick Read**  
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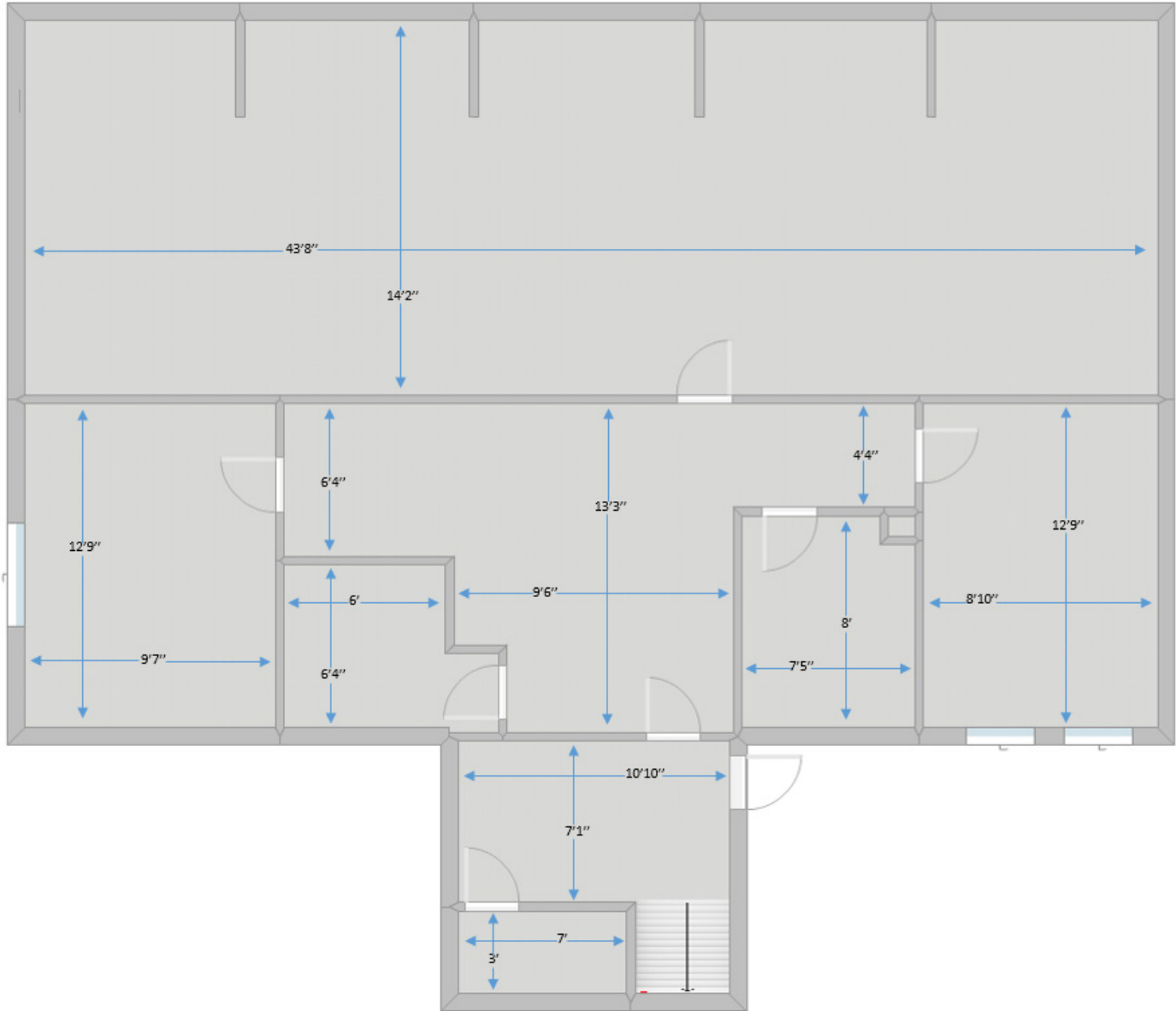
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# FOR SALE

## 3,500 Sq. Ft. ± Lower Level Floorplan



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 rread@realestatelynchburg.com

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 ricky@realestatelynchburg.com

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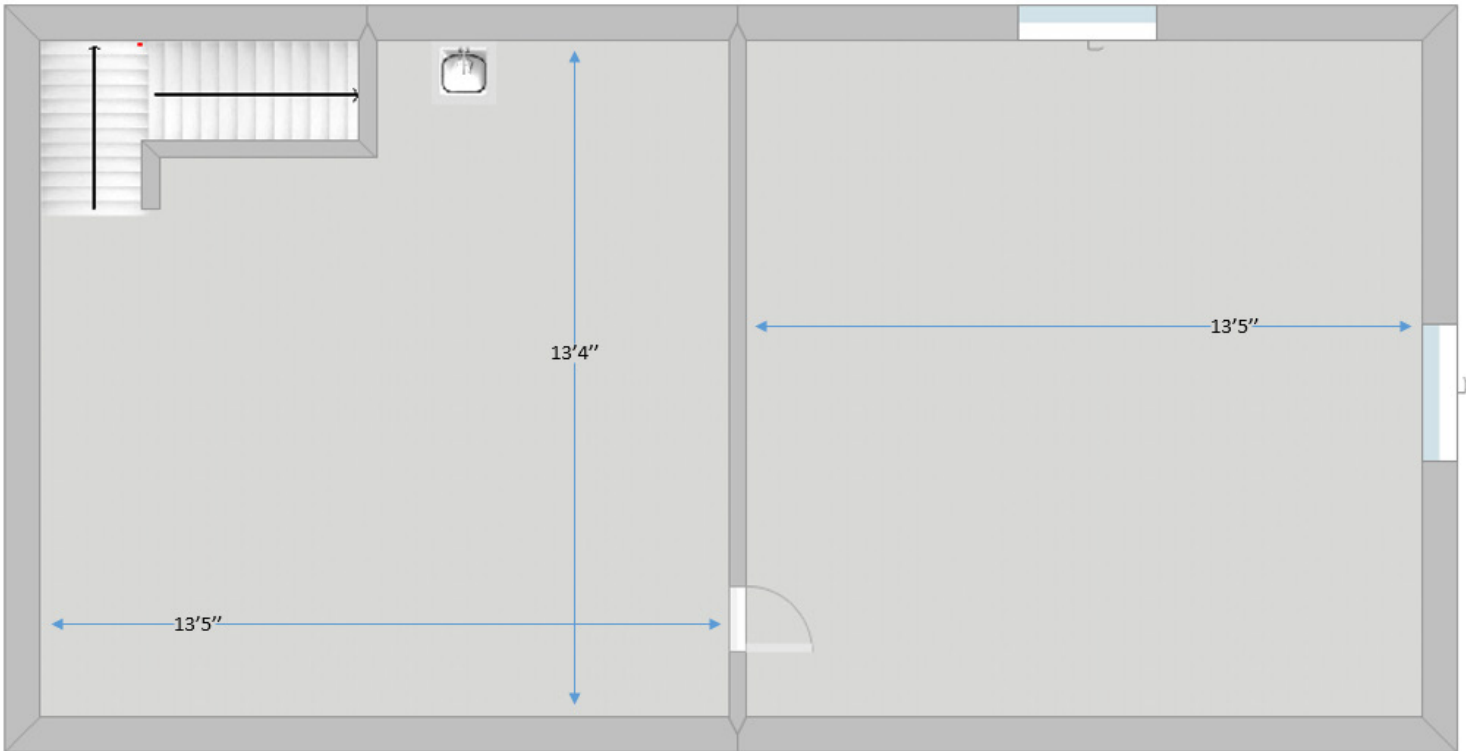
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# FOR SALE

3,500 Sq. Ft. ±  
Top Level Floorplan



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rread@realestatelynchburg.com

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