

COMMERCIAL – 2.967 Acres

FOR SALE



READ & CO., REALTORS

841 South Main St. | Amherst, VA



PROPERTY OVERVIEW

This property is located across from the Ambriar Shopping Center in Amherst, VA. Easily accessible to Rt. 29 Business and Rt. 29 Bypass. Property is 0.2 miles from Amherst County High School. Nearly 500' of road frontage and visible from Rt. 29. Property is zoned for bank, fast food, restaurant, dollar store or various types of retail.

FOR MORE DETAILS CONTACT:

Ricky Read, CCIM | ricky@realestatelynchburg.com
Rick Read | rread@realestatelynchburg.com

Cell 434-841-3659
Direct 434-455-3618

101 Annjo Court
Forest, VA 24551

DETAILS

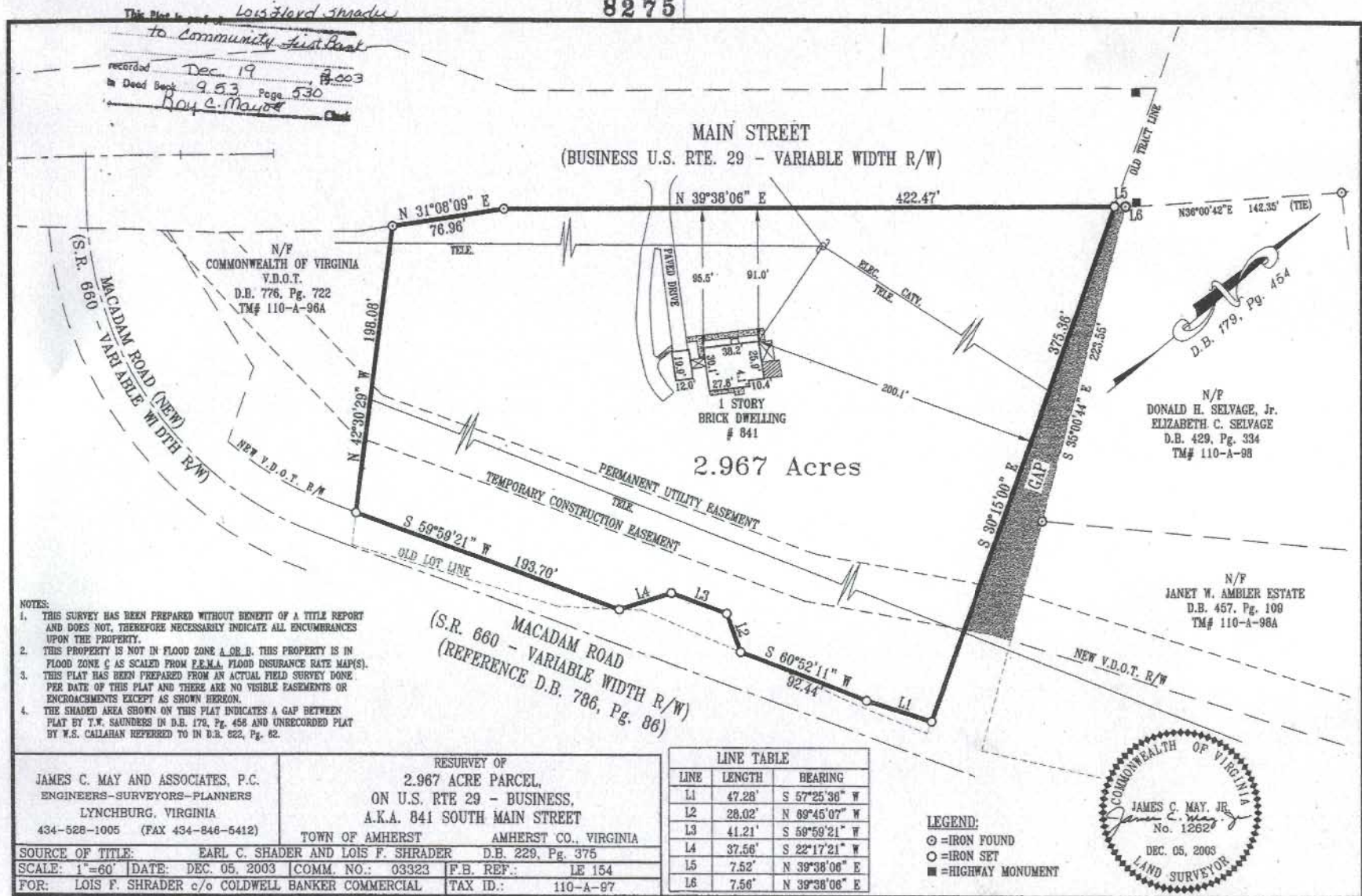
LOT SIZE: 2.967 ±
PRICE: \$359,000
FEATURES:

- 499.43' of Road Frontage
- Zoned B - 2
- County water/sewer
- 1,608 Sq. Ft. existing house

AREA DESCRIPTION: Located across from the Ambriar Shopping Center. Surrounding businesses include: Dollar General, Hardee's, Peebles, Schewel's furniture, UVA Dialysis Center, Verizon Wireless and Amherst Co. High School

AERIAL





- NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THIS PROPERTY IS NOT IN FLOOD ZONE A OR B. THIS PROPERTY IS IN FLOOD ZONE C AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
 3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
 4. THE SHADED AREA SHOWN ON THIS PLAT INDICATES A GAP BETWEEN PLAT BY T.W. SAUNDERS IN D.B. 176, Pg. 456 AND UNRECORDED PLAT BY W.S. CALLAHAN REFERRED TO IN D.B. 622, Pg. 62.

JAMES C. MAY AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
LYNCHBURG, VIRGINIA
434-528-1005 (FAX 434-846-5412)

RESURVEY OF
2.967 ACRE PARCEL,
ON U.S. RTE 29 - BUSINESS,
A.K.A. 841 SOUTH MAIN STREET
TOWN OF AMHERST AMHERST CO., VIRGINIA

SOURCE OF TITLE: EARL C. SHADER AND LOIS F. SHRADER D.B. 229, Pg. 375
SCALE: 1"=60' DATE: DEC. 05, 2003 COMM. NO.: 03323 F.B. REF.: LE 154
FOR: LOIS F. SHRADER c/o COLDWELL BANKER COMMERCIAL TAX ID.: 110-A-97

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.28'	S 57°25'36" W
L2	28.02'	N 89°45'07" W
L3	41.21'	S 59°59'21" W
L4	37.56'	S 22°17'21" W
L5	7.52'	N 39°38'06" E
L6	7.56'	N 39°38'06" E

