

FOR SALE**5,200 Sq. Ft. ±****1615 Longwood Ave. Bedford, VA****Property Information**

SIZE	5,200 Sq. Ft. - Finished 3,619 Sq. Ft. - Basement
LOT SIZE	2.37 Acres ±
ZONING	B – 2 (General Business)
AGE	1987
PARKING	Paved parking area (10+ spaces)
POWER	400 AMP, Single Phase
PRICE	\$419,900.00

Features

- Laminate hardwood flooring throughout
- ADA accessible main floor w/ large open rooms
- Large kitchen w/ 4' Hood, 3 basin sink, refrigerator
- 8 total offices, 5 total ADA full bathrooms w/ showers
- Patio and rear deck
- Professional landscaping

Ricky Read, CCIM**434-841-3659**ricky@realestatelynchburg.com**CBCREAD.COM**

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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.

**Coldwell Banker Commercial
READ & CO., REALTORS
101 Annjo Court Forest, VA 24551
434-455-2285**



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LONGWOOD AVE

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FOREST RD

LONGWOOD AVE

BROADWAY

1706

1704

1707