

# FOR SALE

7,000 Sq. Ft. ± Fully Leased  
on 6.17 Acres ±



3466 West 3<sup>rd</sup> St. Farmville, VA  
Commercial Shop w/ Showroom & Fenced Lot

## Property Information

<b>SALE PRICE</b>	\$399,000.00
<b>BUILDING SIZE</b>	7,000 Sq. Ft. ±
<b>LOT SIZE</b>	6.17 Acres ±
<b>ZONING</b>	M - 1 (Industrial)
<b>PARKING</b>	Paved and Gravel lot

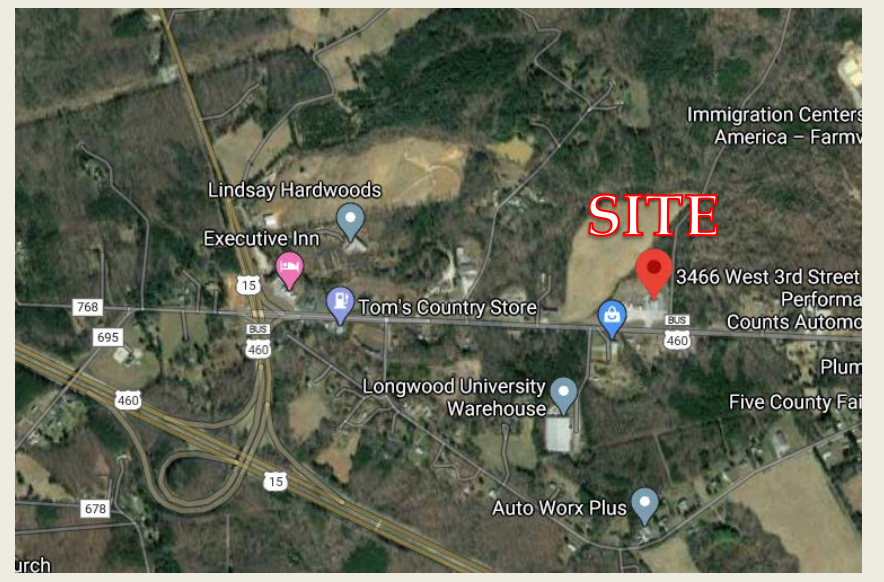
### Features

- 200 AMP Power
- (2) Restrooms
- (2) 10'w x 12'h Drive-In doors
- (1) 12'w x 14'h Drive-In door
- LED lights in warehouse
- Fenced in Lot (approximately ½ Acre)
- Large gravel lot
- Private Septic and Well

**Ricky Read, CCIM**

434-841-3659

[ricky@realestatelynchburg.com](mailto:ricky@realestatelynchburg.com)



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

**Rick Read, Broker**

434-455-3618

[rread@realestatelynchburg.com](mailto:rread@realestatelynchburg.com)

**CBCREAD.COM**

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Coldwell Banker Commercial  
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*W. J. Pines*  
KIMBLE EDWARDS COUNTY SUBDIVISION ADMINISTRATOR

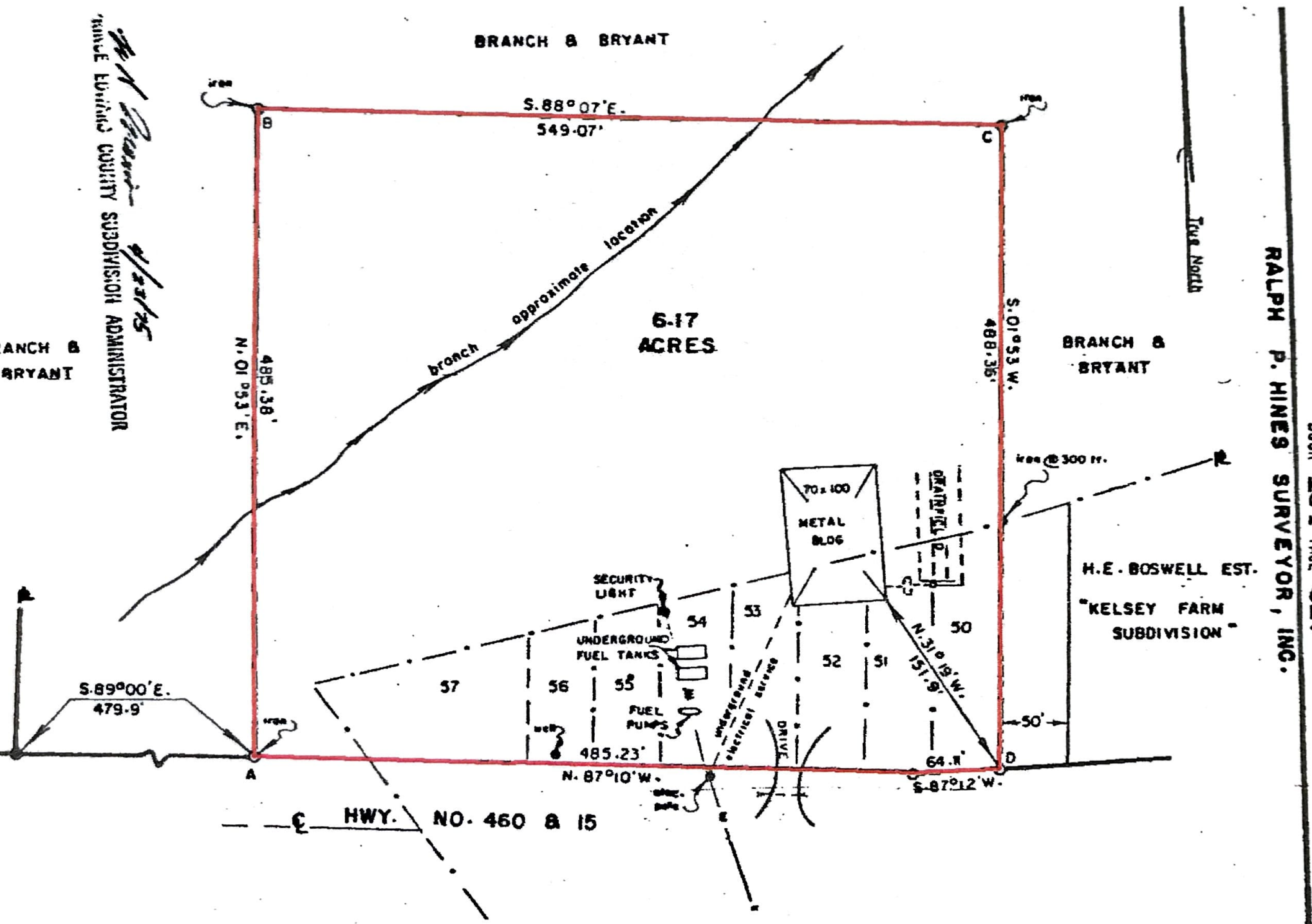
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RALPH P. PINES SURVEYOR, INC.

BOOK 194 PAGE 317



S. 89° 00' E.  
479.9'

HWY. NO. 460 & 15

N. 87° 10' W.  
485.23'

S. 87° 12' W.  
64.1'

Tree @ 300 ft.

H.E. BOSWELL EST.  
'KELSEY FARM  
SUBDIVISION'

6.17  
ACRES

branch  
approximate  
location

70 x 100  
METAL  
BLOC

SECURITY  
LIGHT

UNDERGROUND  
FUEL TANKS

FUEL  
PUMPS

DRIVE

GAS/FL.  
TANK

True North