



**THALHIMER**

**OFFICE FOR SALE**  
**106 Vista Centre Drive**  
Forest, VA



## Free Standing Office Building | Multi-Tenant Possibilities

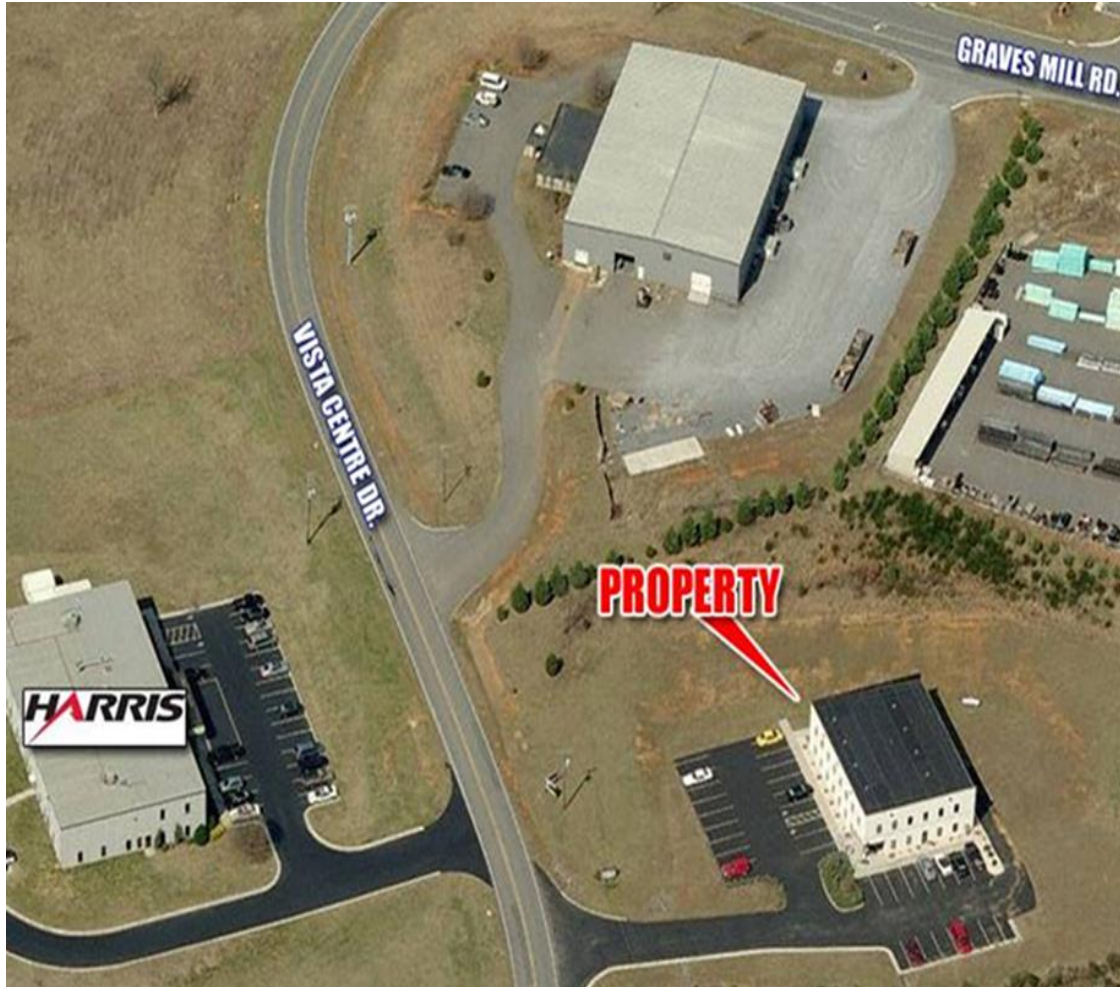
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**Property Features**

- **10,512 SF office building on 2.7 AC**
- Building could be expanded to an additional 10,000 SF– building pad site already in place
- Building has been separately metered with separate entrances so an owner/user could occupy 1,380 SF of the building while leasing the balance of the building (9,132 SF) to a tenant for income
- Substantial renovations have been made to the building
- 34 on-site parking spaces
- Building is supplied with fiber optic capabilities
- Convenient location
- Current Bedford County real estate taxes \$4,039.00 annually; insurance \$1,270 annually.
- Sale Price \$995,000.00

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