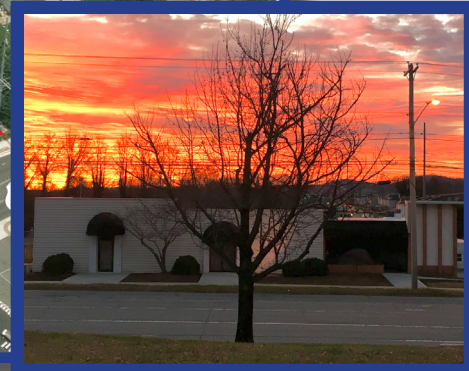


FOR SALE

23,000 Sq. Ft. & 2.19 Acres



2004, 2020, 2804, 2810, & 2000 Memorial Ave.- Lynchburg, VA 24502

23,000 Sq. Ft. ± & 2.19 Acres

Property Information

SF

23,000 ±

Zoning

B-5

Lot Size

2.19 Acres

Road Frontage

Memorial Ave. - 329' ±

Langhorne Rd. - 290' ±

Traffic Count

Memorial Ave. - 13,000

Langhorne Rd. - 18,000

Sale Price

\$1,500,000

Features

- 1000 AMP 3 Phase Power
- Backup Diesel Generator
- 2 Docks (1 w/ Leveler)
- (4) 10'x10' Roll Up Doors
- New Roof (2 years old) -(5) Restrooms
- (6) Coolers (2500 sq. ft. of cooler space)
- Recently Painted
- Signalized Intersection
- 6 means of ingress/egress

Property Features

This property features an approximately 23,000 Sq. Ft.± retail/warehouse/wholesale building on 2.19 Acres consisting of 5 parcels being 2004, 2020, 2804, 2810, & 2000 Memorial Ave. Property includes: (6) coolers (2500 sq. ft. of cooler space), backup generator, roll up doors, 3 phase power, new roof, & a variety of other amenities. B-5 (General Business) zoning allows for a variety of uses. The 1.079 acre parcel at 2000 Memorial Ave. allows for expansion or development.

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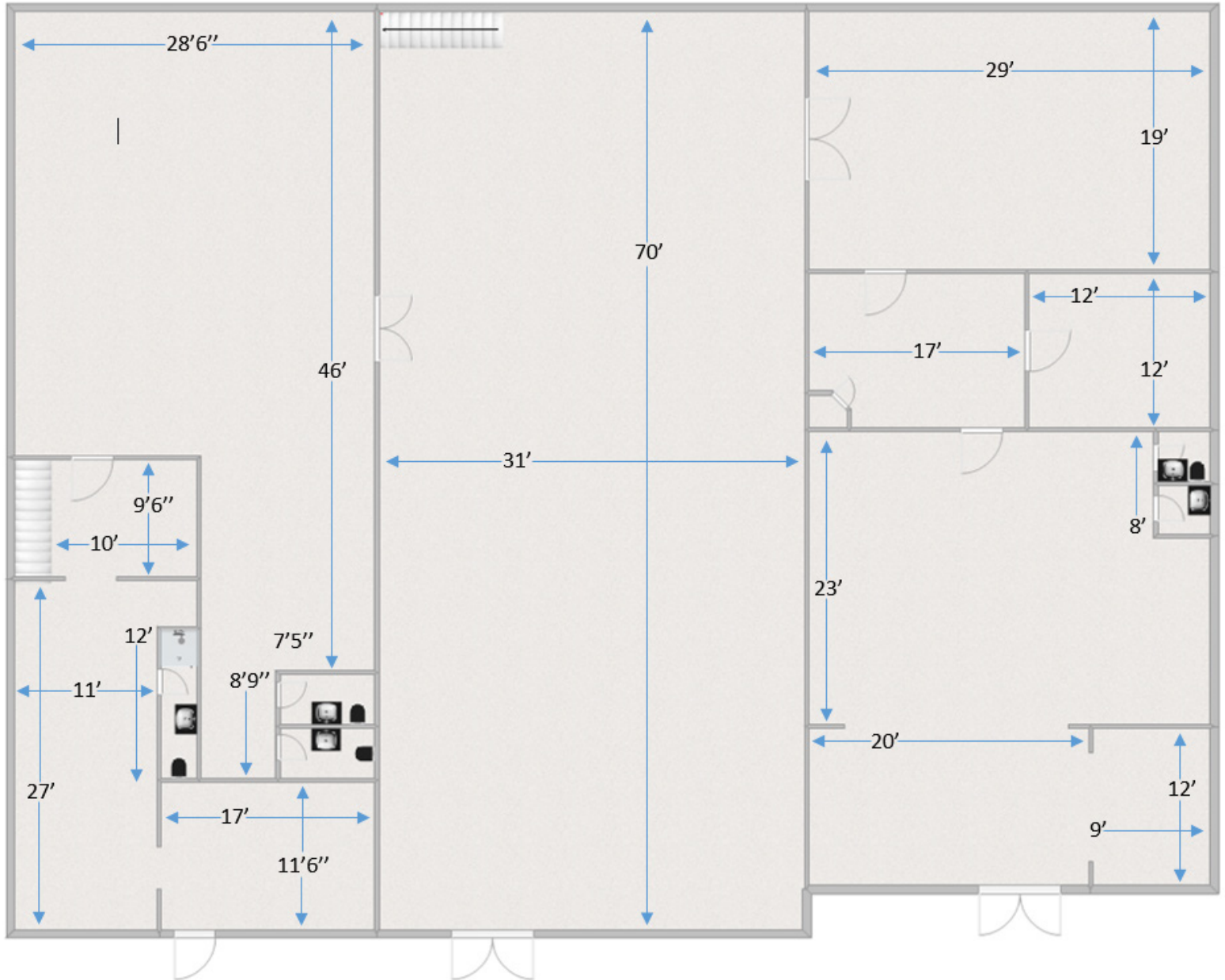
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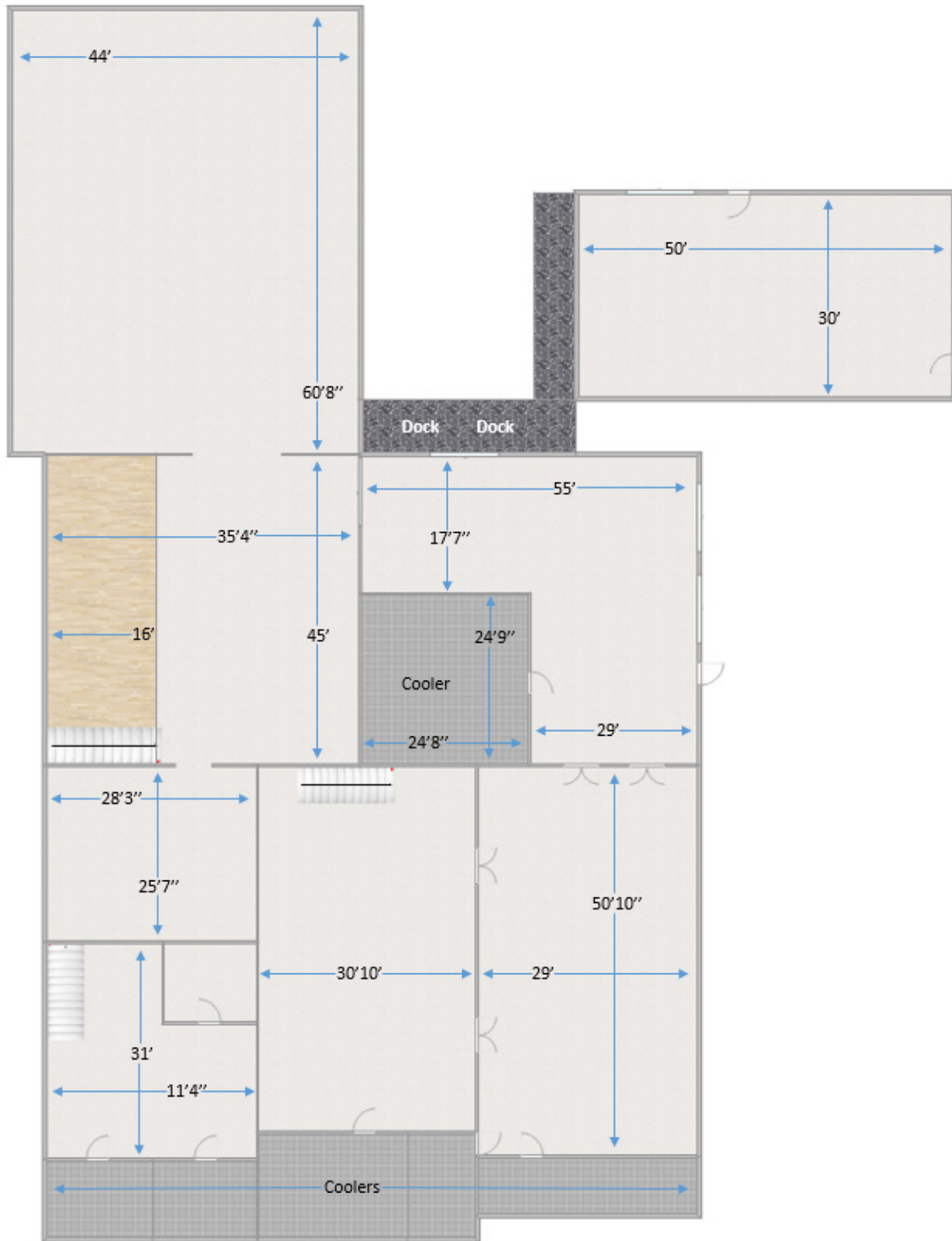
FOR SALE

23,000 Sq. Ft. & 2.19 Acres
Main Level Floorplan



FOR SALE

23,000 Sq. Ft. & 2.19 Acres
Lower Level Floorplan



FOR SALE OR LEASE

23,000 Sq. Ft. & 2.19 Acres



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