

FOR SALE**2,600 Sq. Ft. ±**

7400 Timberlake Rd. Lynchburg, VA 24502
 Professional Office Space

Property Information

SIZE	2,600 Sq. Ft.
PURCHASE PRICE	\$315,900
ZONING	B-3
AGE	Built 1950. Renovated 2010
FEATURES	<ul style="list-style-type: none"> - Traffic Count: 32,000 Daily - Kitchen - 6 Offices - 2 Full Bathrooms - Carpeted Upstairs Offices - 1,057 Sq Ft Unfinished Basement - City Water, Septic - Hardwood Flooring - 8 Marked Parking Spaces - Surrounding Businesses include: Retail, Restaurants, Doctors Office & Numerous Banks



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.

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CBCREAD.COM

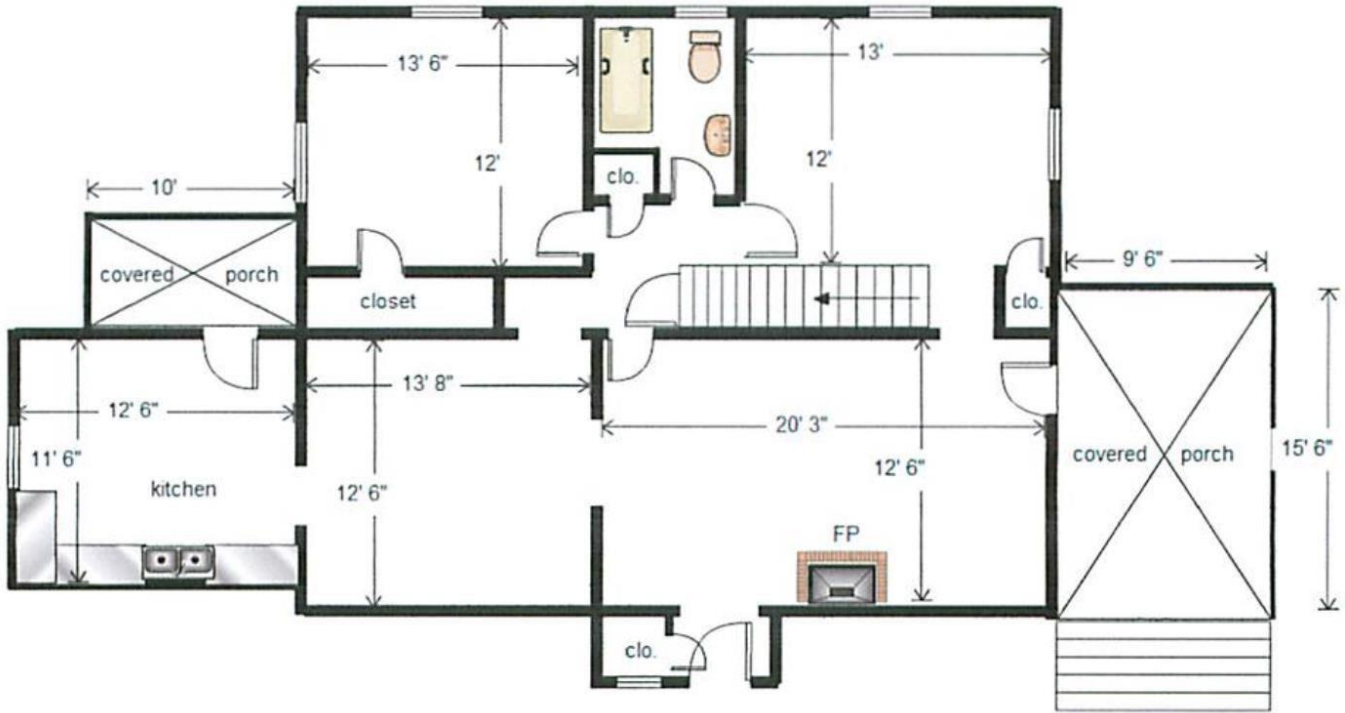
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**Coldwell Banker Commercial
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 101 Anjo Court Forest, VA 24551
 434-455-2285

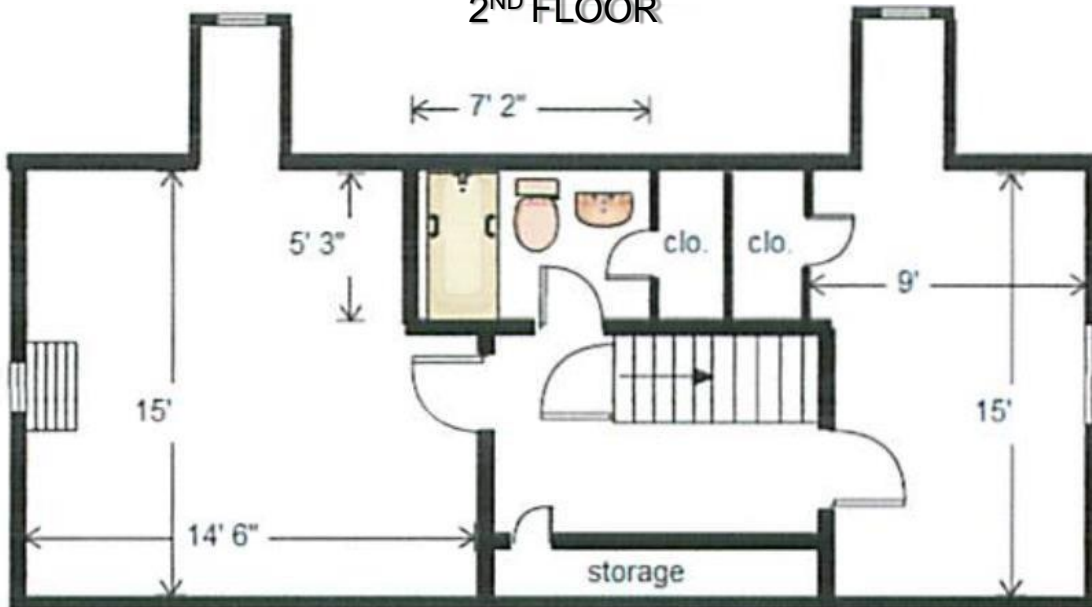
FOR SALE

2,600 Sq. Ft. ±

1ST FLOOR



2ND FLOOR



The City of Lynchburg, VA

Legend

- Addresses
- Street Labels
- Legal Lot Lines
- ▭ Vacated Right of Way
- ▭ Parcels
- ▭ Owner Undetermined
- ▭ Survey Gap
- ▭ Assessed By County



3/16/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.





