

FOR SALE or LEASE

5,342 Sq. Ft. ±



115 Wiggington Rd. Lynchburg, VA
Professional Medical Office

Property Information

BUILDING SIZE	5,342 Sq. Ft. ±
LOT SIZE	.548 Acres ±
ZONING	B - 1
AGE	1982, Renovated in 2014
PARKING	15 spaces at building, common area parking in complex
RENTAL RATE	\$15.00/Sq. Ft./Year - NNN
SALE PRICE	\$675,000

Features

- Large Reception Area
- Kitchenette
- Lower level w/ exterior entrance & interior elevator access
- Elevator installed in 2008
- Shingle roof
- Hardscapes throughout
- Several fish ponds and water features throughout



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.

Ricky Read, CCIM

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Rick Read, Broker

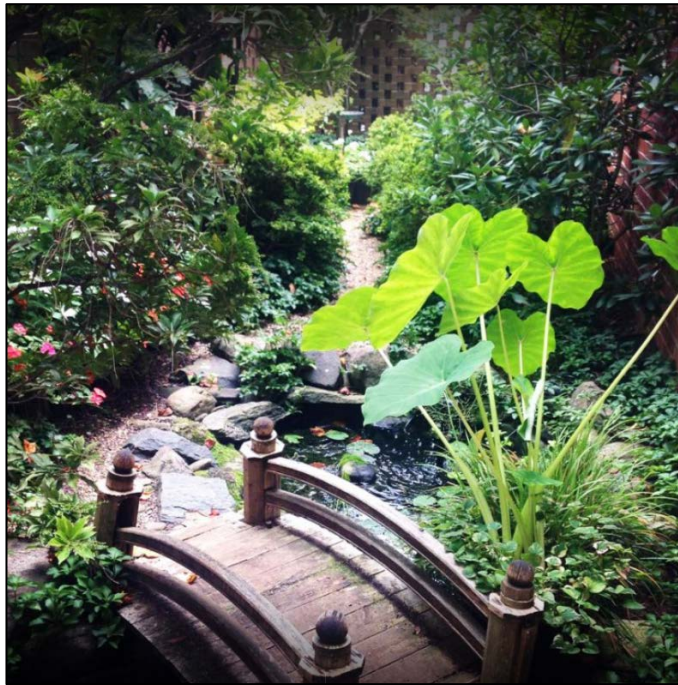
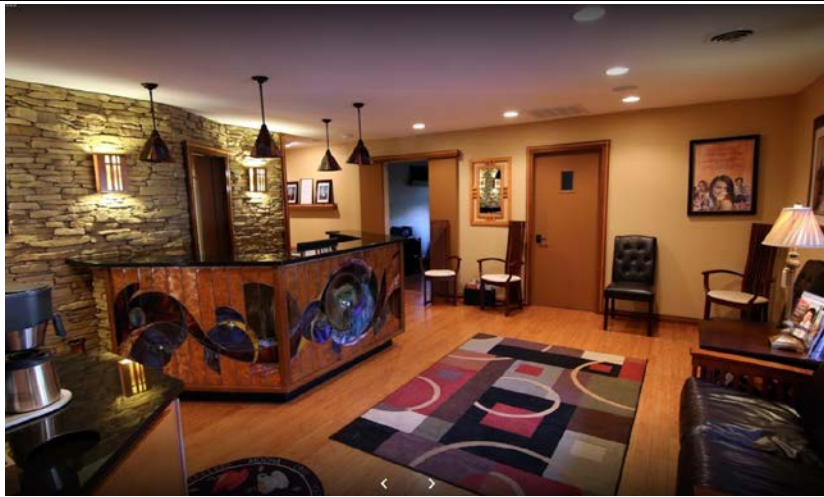
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TAX MAP

