

SALE or LEASE

Office/Multi-purpose
3024 Forest Hills Cir. Lynchburg, VA 24501



cbcread.com

Ricky Read, CCIM

Principal Broker

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PROPERTY DESCRIPTION

3024 Forest Hills Cir. Is a +/- 10,550 Sq. Ft. Building that formerly served as a School building. The property consists of two parcels. One being the building itself on a +/- .57 acre lot, and the other being a 28 space parking lot on +/- .3-acre lot across the street. This property is located off of Old Forest Rd. Which positions it in proximity to several local businesses and stores. This Property is for sale or rent and could serve a variety of uses.

PROPERTY HIGHLIGHTS

- For Sale or Lease
- Ample Parking
- Accessibility to Old Forest Rd.
- Over .8 acres combined
- Usable for a variety of office uses

OFFERING SUMMARY

Sale Price:	\$1,595,000
Rental Rate:	\$15.00/ Sq. Ft. NNN
Lot Size:	.876 Acres +/-
Building Size:	10,550 Sq. Ft. +/-
Zoning:	R-3 & B-1

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Exterior



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Maps



Nearby Businesses Include

First Citizens Bank, Lola's Mexican, Valvoline, Subway, McDonalds,
Advance Auto Parts, Papa Johns, Joe Beans, Jiffy Lube, Walmart,
Biscuitville, Verizon, Etc.

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Parcel Map



PIDS: 16905007, 16904009

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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