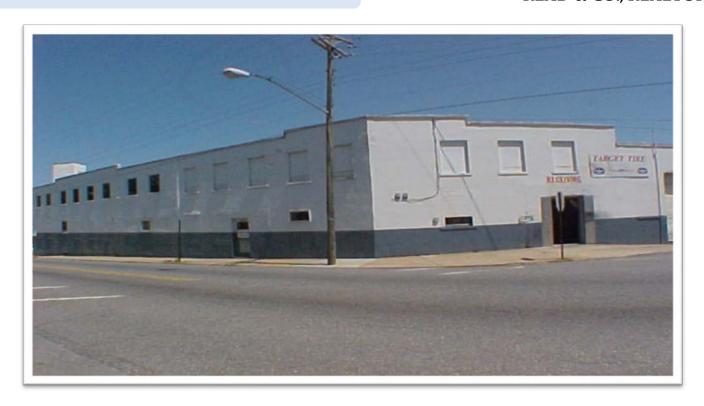


## **COMMERCIAL**

**FOR SALE** 



1218 Park Avenue, Lynchburg, VA.



## PROPERTY OVERVIEW

Large warehouse with loading docks and drive-ins. Fully sprinklered – historic property in the heart of downtown Lynchburg located in the Enterprise Zone. Perfect for mini storage or loft apartments. Potential historic tax credits.

## **DETAILS**

PRICE:

**BUILDING SIZE:** 56,000 Sq. Ft. ±

ACREAGE: .863 ac. ±

**ZONING: B-5 General Business** 

TRAFFIC COUNT: 14,000 VPD

**FEATURES:** - Frontage on Park Avenue

- High Visibility

\$545,000

- Convenient to Downtown Lynchburg

- Easy access to Rt. 29

Located on Park Ave. within close **AREA DESCRIPTION:** 

proximity to Downtown Lynchburg.

## FOR MORE DETAILS CONTACT:

Ed Koepenick, Associate Broker Cell 434-851-1414 Main 434-455-2285

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