



# LYNCHBURG OFFICE CONDOMINIUMS

2250 Murrell Road Suites B4, B5 and B6, Lynchburg, VA 24501

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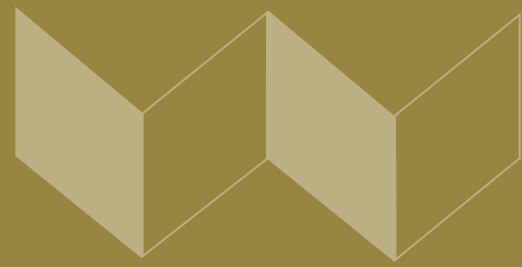
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# Lynchburg Office Condominiums

## 2250 MURRELL RD, STES B4, B5, B6



### PROPERTY DESCRIPTION

3,600 SF office property currently configured for two tenants. Suites B5 and B6 offer a combined 2,400 SF office suite featuring a large reception area, 7 private offices plus a conference or training room, 2 restrooms, large storage closet and a coffee break counter. Space was originally built as two separate offices and could easily be subdivided again to accommodate two smaller tenants/occupants. Finishes are updated neutrals with LVP flooring.

Suite B4 is fully separated from Suites B5 and B6 and is leased on a three year term.

Suites B5 and B6 are currently available for lease and can be leased as one unit or subdivided into two units.

This property offers a great opportunity for an owner-occupant or investor.

### PROPERTY HIGHLIGHTS

- Opportunity for Occupier and/or Investor
- In-place Income
- Abundant Parking
- Nicely-maintained and Well-landscaped Property

### OFFERING SUMMARY

Sale Price:	\$355,000
Number of Units:	3
Building Size:	3,600 SF

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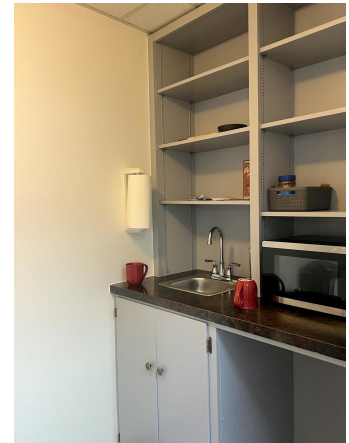
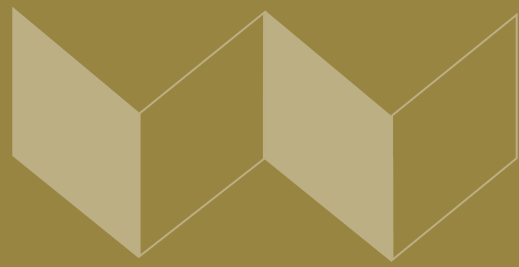
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# ADDITIONAL PHOTOS



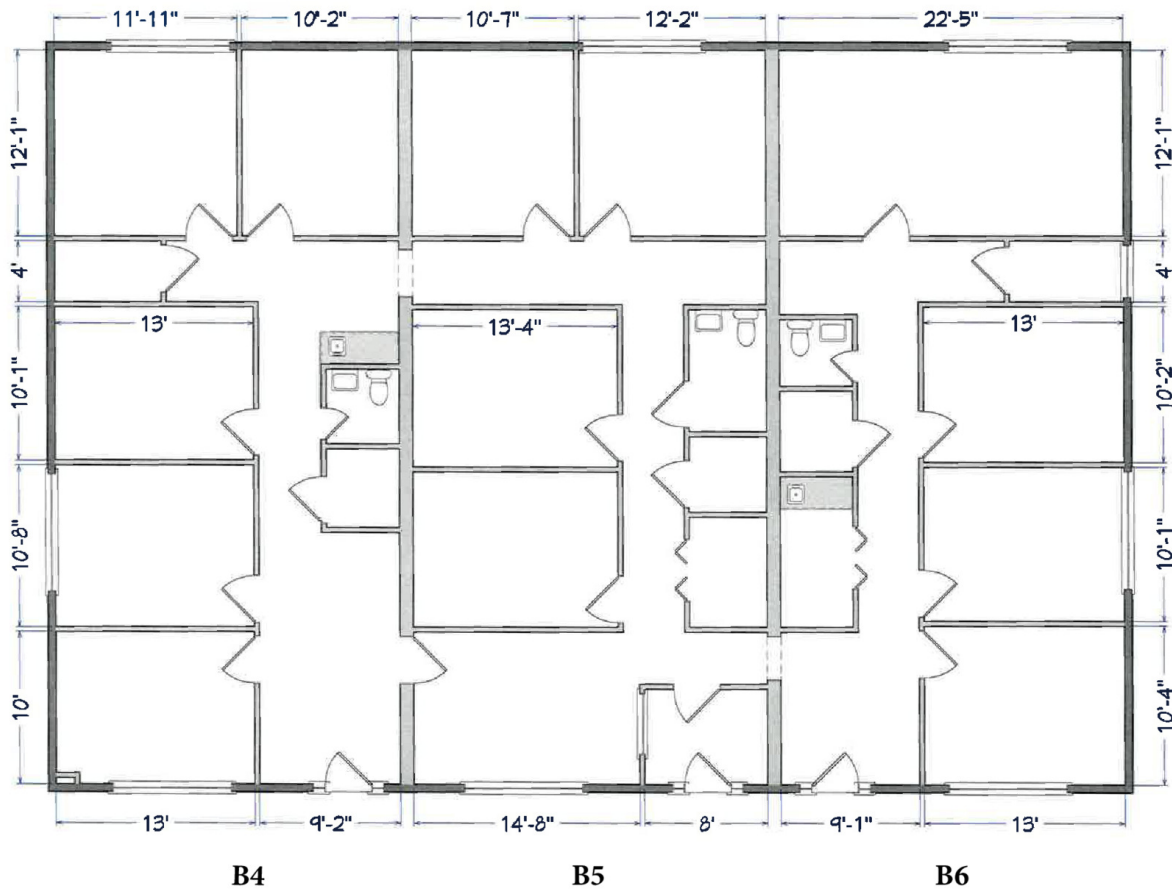
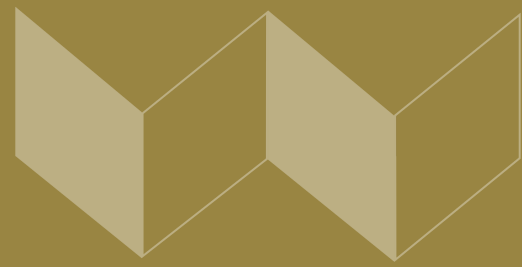
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# PLAN



2250 MURRELL RD  
UNITS B4, B5, B6,

THIS DRAWING IS NOT AN  
ARCHITECTURAL RENDERING  
IT IS FOR THE SOLE PURPOSE  
OF SHOWING THE  
APPROXIMATE EXISTING  
FLOOR PLAN AND ITS  
APPROXIMATE DIMENSIONS.

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# AREA HIGHLIGHTS



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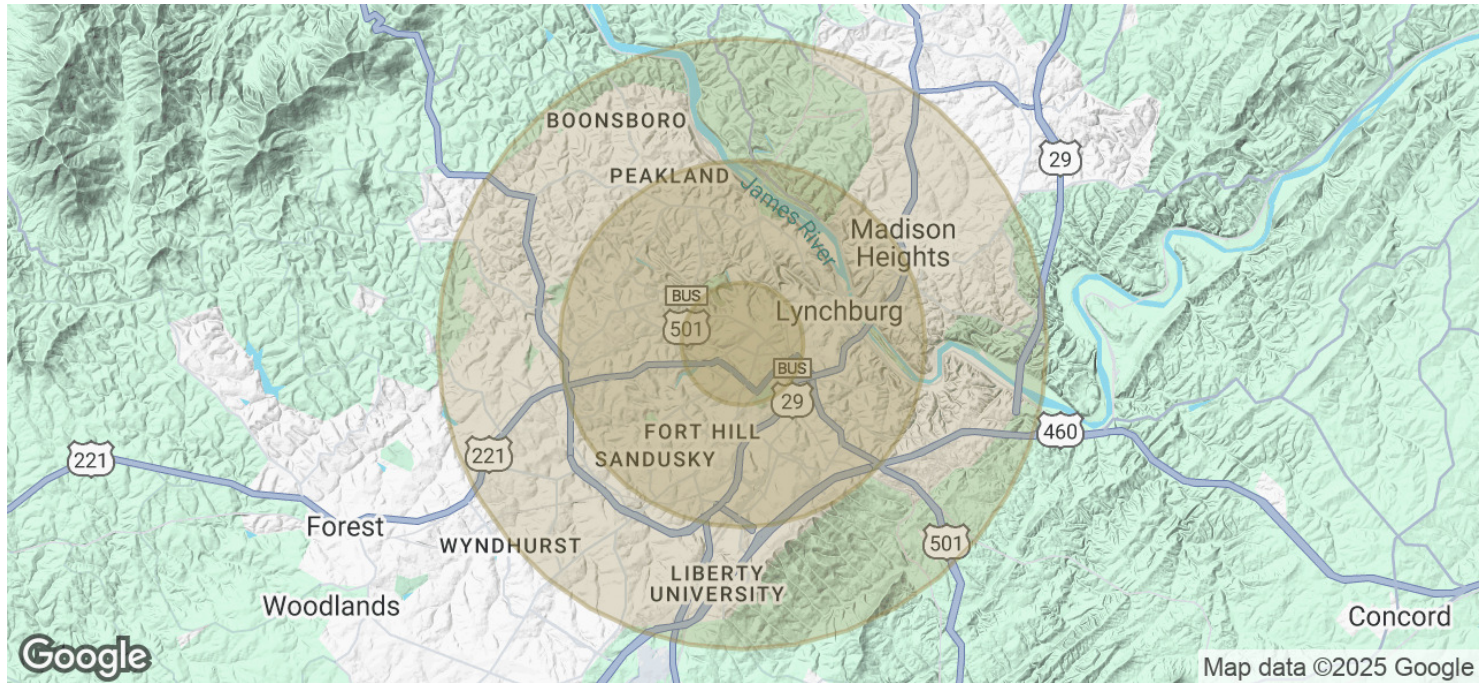
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,885	48,397	86,462
Average Age	36	39	38
Average Age (Male)	34	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,165	20,267	33,587
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$58,862	\$76,945	\$83,372
Average House Value	\$148,534	\$219,171	\$240,032

Demographics data derived from AlphaMap

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