



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR SALE OR LEASE
2901 CANDLERS MOUNTAIN RD. - Lynchburg, VA
1,369 Sq. Ft. ±



Property Overview

| | |
|----------------------|----------------------|
| Building Size | 1,369 Sq. Ft. ± |
| Acreage | .702 ± |
| Sale Price | \$1,300,000.00 |
| Rental Rate | \$7,000.00/Month NNN |
| Age | 1994 |
| Zoning | B-5 |

Location Features

- 15 Marked Parking Spaces
- Two Means of Ingress/Egress
- Double Drive-Thru
- Storage Shed
- Enclosed Trash Area
- Hood Vent
- Walk-In Fridge/Freezer
- Utility Sink/Handwashing Sink
- Ice Machine
- Ample Power
- Public Water/Sewer
- Right-In, Right-Out onto Clanders Mountain Rd.
per VDOT Plan attached

Ricky Read, CCIM
Principal Broker
434-841-3659
ricky@realestatelynchburg.com

Luke Dykeman
Associate Broker
434-944-3920
lukedykeman@realestatelynchburg.com

Forrest Booth
Commercial Agent
434-841-4110
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**COLDWELL BANKER COMMERCIAL
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101 ANNJO COURT
FOREST, VA 24551
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Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.



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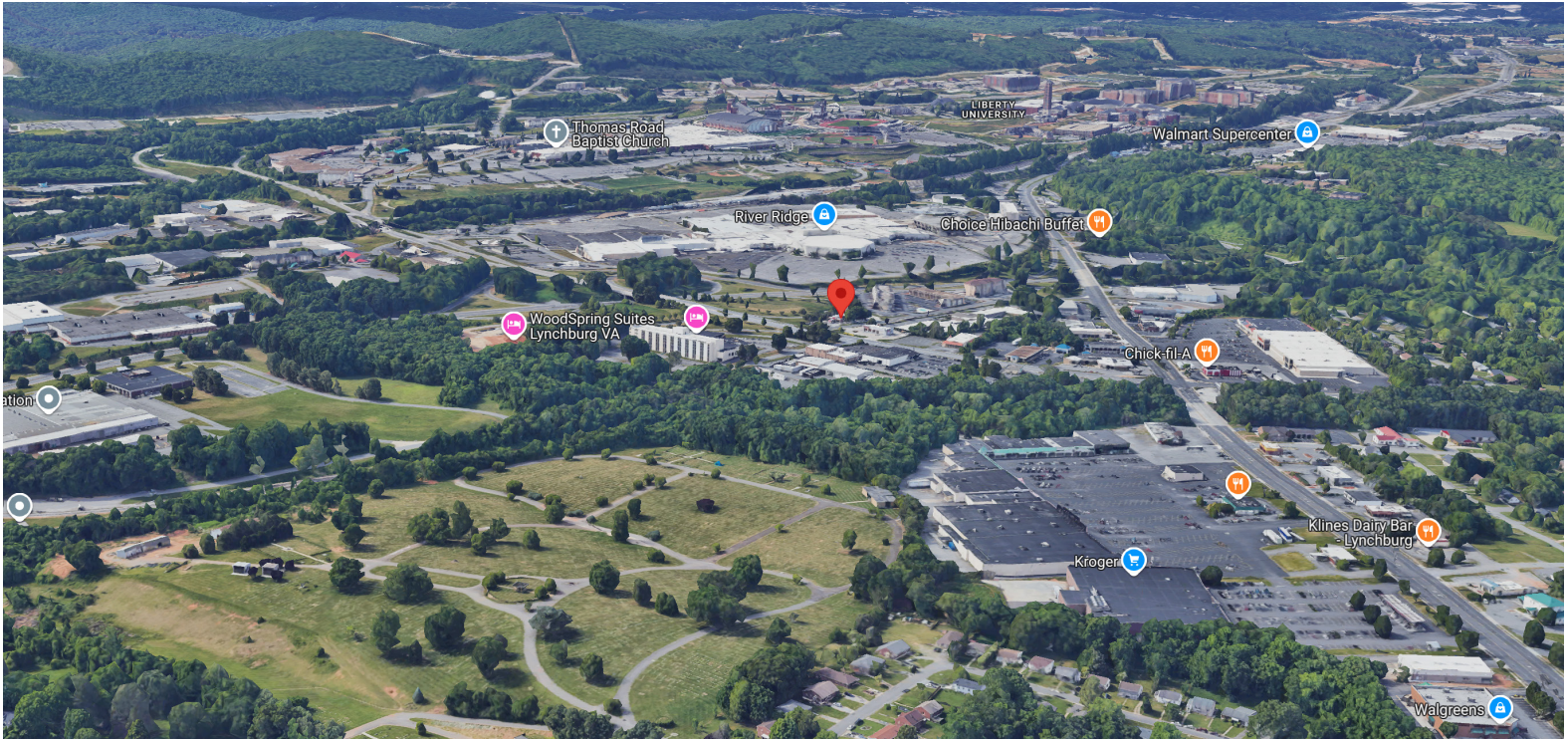
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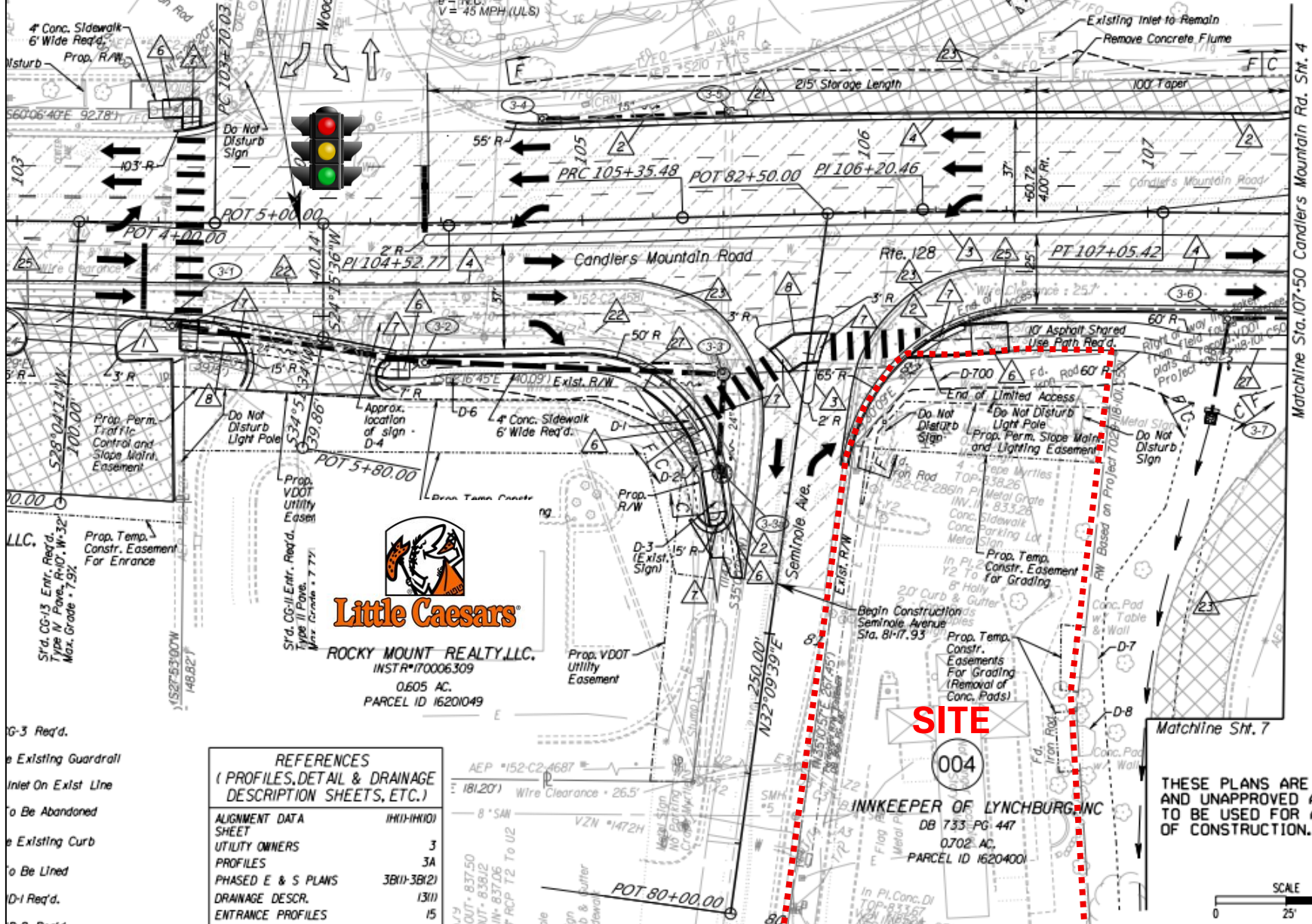
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LIBERTY UNIVERSITY INC.
INSTR. # 240006087
0.835 AC.
PARCEL ID 1602016
Wire Clearance - 21.9'

Begin Project: U000-118-311, C-501
Sta. 104+00.00 Candler's Mountain Road Constr. B

Candler's Mountain Road
PI = 106+20.46
DELTA = 02°35'15.01" (RT)
D = 01°31'21"
T = 84.98'
L = 169.94'
R = 3,763.00'
PC = 105+35.48
PT = 107+05.42
e = N.C.
V = 45 MPH (ULS)

Candler's Mountain Road
PI = 104+52.77
DELTA = 02°31'12.55" (LT)
D = 01°31'24"
T = 82.74'
L = 165.45'
R = 3,761.50'
PC = 103+70.03
PT = 105+35.48
e = N.C.
V = 45 MPH (ULS)



| REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.) | |
|---|-------------|
| ALIGNMENT DATA SHEET | 11111-11101 |
| UTILITY OWNERS | 3 |
| PROFILES | 3A |
| PHASED E & S PLANS | 3B(1)-3B(2) |
| DRAINAGE DESCR. | 13(1) |
| ENTRANCE PROFILES | 15 |

THESE PLANS ARE UNFINISHED
AND UNAPPROVED AND ARE NOT
TO BE USED FOR ANY TYPE
OF CONSTRUCTION.

SCALE
0 25' 50'