



**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 Candlers Mountain Rd. per VDOT Plan attached

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

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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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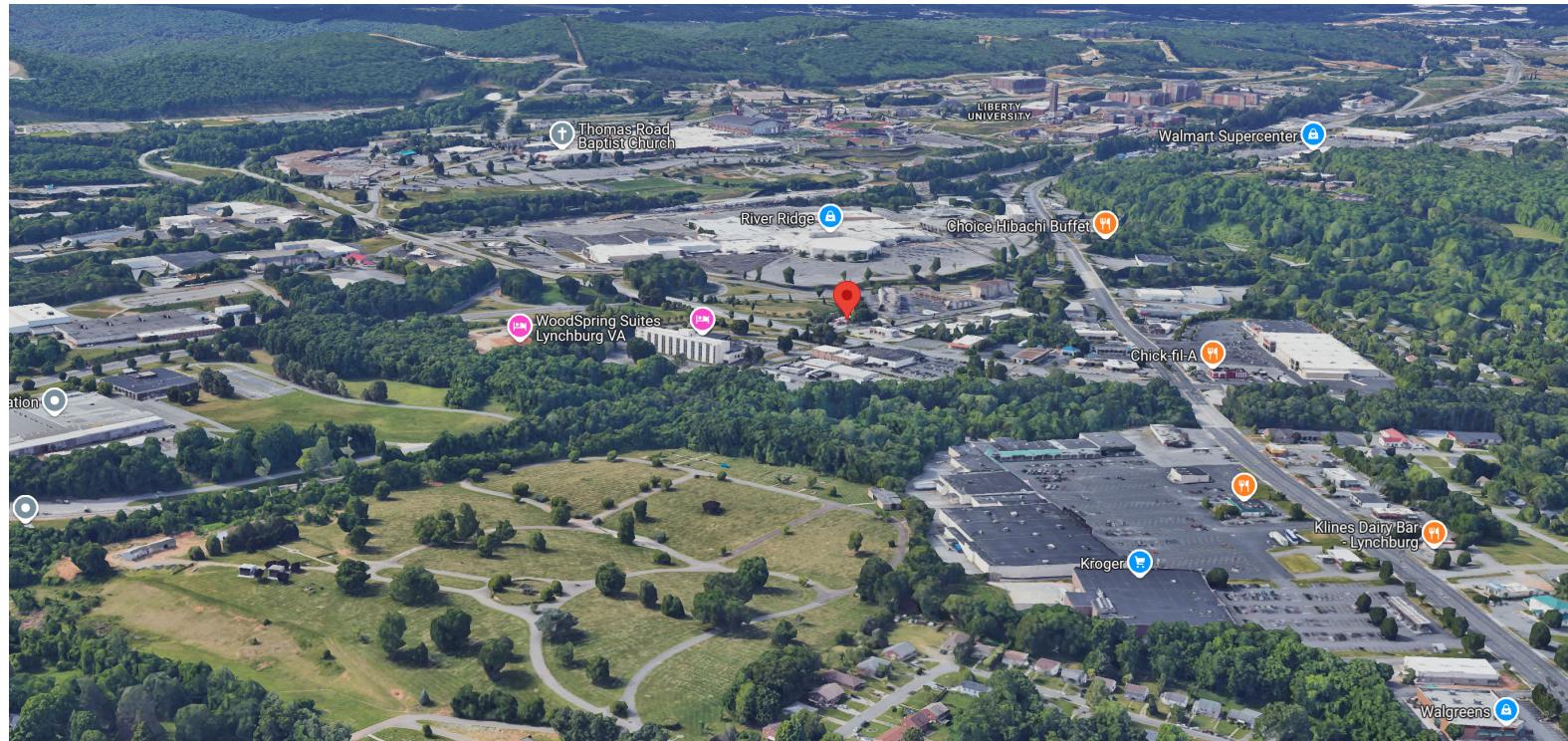
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