



## 109 Fontaine Dr

109 Fontaine Dr, Ridgeway, VA 24148



### Rives Coleman

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# 109 Fontaine Dr

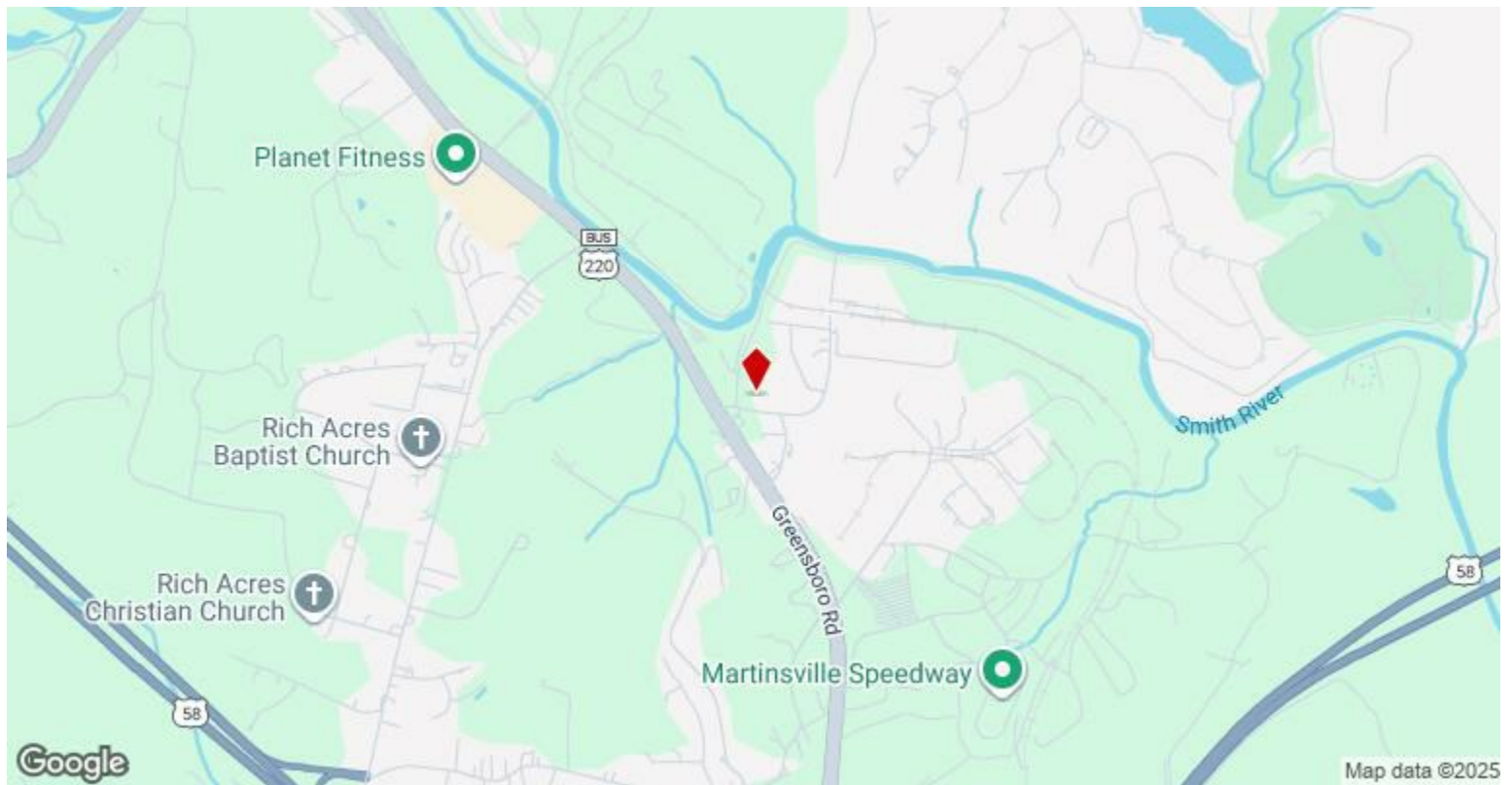
\$349,000

The sanctuary has plenty of room with a raised stage in the rear of the room . The first floor includes a waiting area and two entrances to sanctuary. The main floor also has Men's and Women's bathrooms, a nice board room or a classroom as well as a private office. The lower floor has 2 different meeting areas along with 3 bathrooms. The owner has upgraded at least 2 of the HVAC systems and recently has replaced all gutters and downspouts. There is plenty of parking in parking lot and room to expand parking and building. This building can be converted to an office space as well. The convenience of US 220 is a mere 100 yards away! It has great sightlines from this major highway artery,...

- High traffic area near US 220
- Building is in superb shape with Newer roof, Brand new Gutters,HVAC in good shape throughout
- Parking is a major plus



Price:	\$349,000
Property Type:	Retail
Property Subtype:	Funeral Home
Building Class:	B
Sale Type:	Owner User
Lot Size:	2.18 AC
Gross Building Area:	6,000 SF
No. Stories:	2
Year Built:	1965
Tenancy:	Single
Parking Ratio:	13.4/1,000 SF
Zoning Description:	B-1
APN / Parcel ID:	222125001
Walk Score ®:	21 (Car-Dependent)



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## Property Photos



## Property Photos





## Property Photos



## Property Photos



IMG\_5577



IMG\_5578



## Property Photos



IMG\_5591 - Copy



IMG\_5576



## Property Photos



IMG\_5580



IMG\_5579

## Property Photos





## Property Photos





## Property Photos





## Property Photos



IMG\_5592 - Copy



IMG\_5595 - Copy

## Property Photos





## Property Photos



## Property Photos



image8



image3



## Property Photos



image11



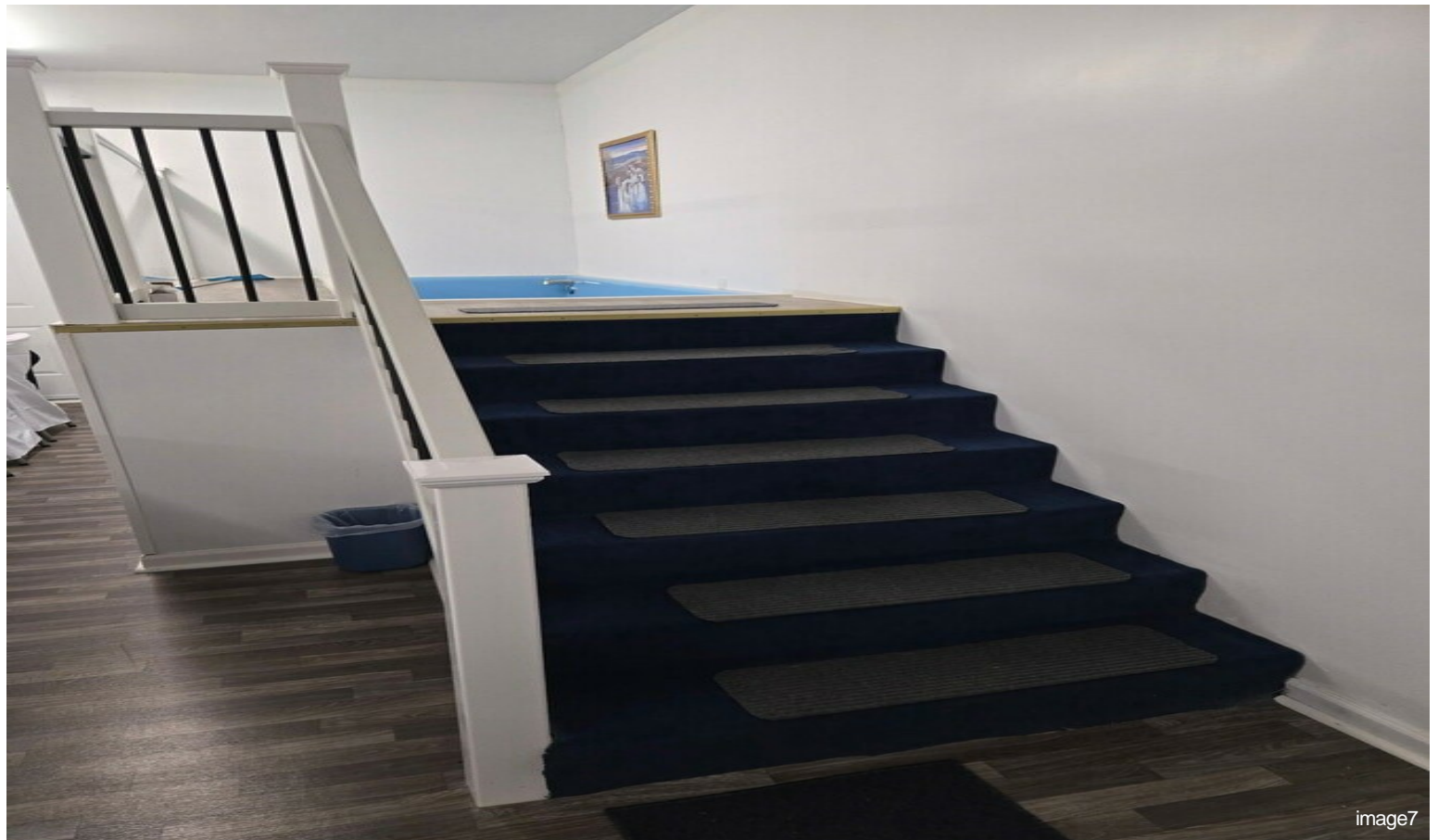
image2

## Property Photos





## Property Photos



## Property Photos





## Property Photos





## Property Photos



IMG\_5612



IMG\_5607



## Property Photos



IMG\_5610



church 2