

OFFICE TOWNHOME FOR SALE

HERITAGE BUSINESS CENTER

7331 TIMBERLAKE ROAD, SUITE 101
LYNCHBURG, VA 24502



PROPERTY FEATURES

- 1,450 SF corner unit office townhome within Heritage Business Center
- 5 private offices, 1 loft office with full bath, conference room and kitchenette area
- 2 half baths and 1 full bath
- HVAC replaced in 2017
- Ample parking
- Monthly HOA fee of \$150
- Zoned B-3 in the city of Lynchburg

Sale Price:
\$229,000



CUSHMAN &
WAKEFIELD

THALHIMER

LOCATON AERIAL



PRIVATE OFFICE



KITCHENETTE



CONFERENCE ROOM

George Lupton, CCIM
Senior Associate
434 455 2306
george.lupton@thalhimer.com

Norman Moon, CCIM SIOR CRE
First Vice President
434 455 2302
norman.moon@thalhimer.com



Coffee Crossing
6000 Boonsboro Rd., Suite A
Lynchburg, VA 24503
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.