

Premier 12 Unit - Multi-Family Investment Opportunity

1200 Liggates Rd. Lynchburg, VA 24502.



Property Overview: Secure an investment in the heart of Lynchburg! This Two-building, 12-Unit MF property is Zoned R4, on 0.525 acres and conveniently located close to downtown, shopping, restaurants and bus route. This asset delivers immediate cash flow and strong upside potential.

Recent Upgrades: New windows, heat pump, roof, commons areas, and updated 75% of the residential units to include; updated flooring, new paint and new cabinets and counters as needed!

Property Details: Legal Description: EDLEY, BLK 6, PT LOT 6 •Parcel ID: 02909006

Landlord Pays: water/sewer, trash removal, lawncare. **Tenants pay:** electric

Disclaimer and showing instructions: Listing agent is an employee of the seller. Please do not disturb tenants. LOI & 72 hour Notice is required to show units.. Agents: please see attached documents for additional information. T-12 available upon request for serious buyers. No seller/owner financing. Buyer Broker/Agent and Buyer to verify ALL information, data and measurements prior to contract ratification.