

# Ideal Owner Occupant Opportunity

## Located in Bedford's Centertown District

EXCLUSIVE LISTING

FOR  
SALE



## 580 GROVE STREET

BEDFORD, VA 24523



**\$250,000**

### PROPERTY HIGHLIGHTS

- ✓ STRATEGICALLY LOCATED BETWEEN LYNCHBURG & ROANOKE VIA ROUTES 221 & 360
- ✓ WALKABLE TO MANY RESTAURANTS & BUSINESSES

**TOM ROSMAN** | 804.539.3017

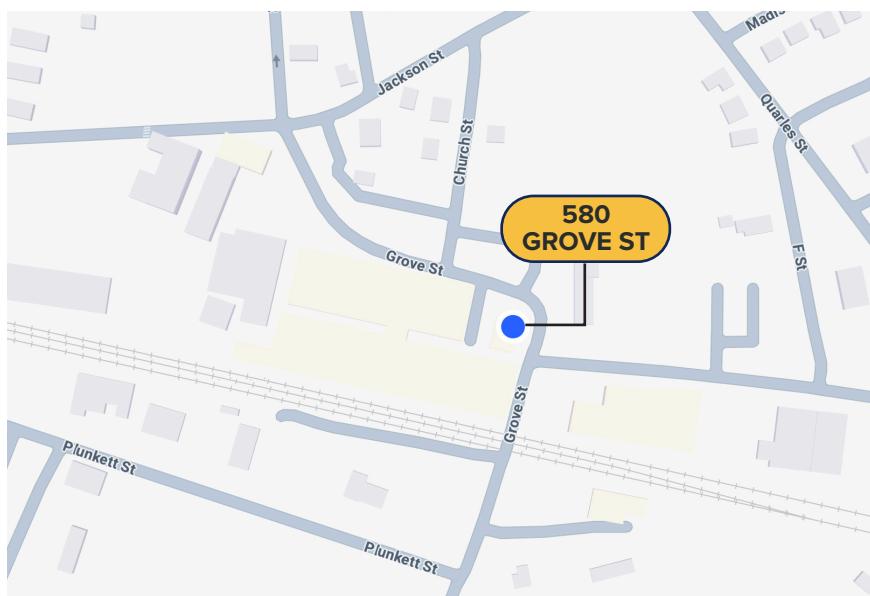
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An opportunity to own an office/warehouse building in the downtown district of Bedford. This building has the distinct advantage of easy accessibility to the Bedford, Lynchburg and Roanoke areas.



**QUICK FACTS**

**ADDRESS** | 580 Grove Street,  
Bedford, VA 24523

**PID** | 80504051

**ZONING** | CNW

**AC** | 0.13

**GLA** | 2,128 SF

**YEAR BUILT** | 1925

**PRICE** | \$250,000



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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