

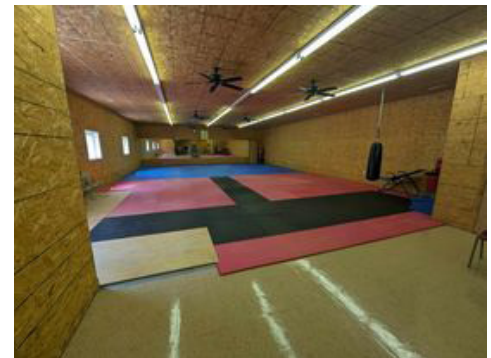


**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR SALE

1622 12TH ST. - Lynchburg, VA

3,943 Sq. Ft. ±



Property Overview

Size Total: 3,943 Sq. Ft. +/- (Three Buildings)

2,450 Sq. Ft. (Karate Studio)

- ADA Restroom
- Access Ramp
- Kitchenette

1,241 Sq. Ft. (Auto Shop)

- (2) 10'x12' Roll-Up Doors -Reception Area
- Oil Furnace
- 400 Amp 3 Phase Power
- Two Restrooms

252 Sq. Ft. (Office/Storage)

Acreage .458 acres

Price \$275,000

Zoning B-5

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

**COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS**
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

Property Description

Located at a highly visible location on 12th St. in Lynchburg, VA, this site is zoned for a wide variety of uses.



Luke Dykeman
Associate Broker
434-944-3920
lukedykeman@realestatelynchburg.com

Forrest Booth
Commercial Agent
434-841-4110
forrest@realestatelynchburg.com

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