

# FOR SALE

## 2.2 ± Acres

### Commercial Development Parcels



## 124 & 138 Cedar Gate Rd. - Monroe, VA 24574

### Property Information

#### SF

Residential Homes: 1,944 & 2,480 Sq. Ft. ±

#### Price

\*Also available separately  
 \$299,000\* 124 Cedar Gate: \$229,000  
 138 Cedar Gate: \$70,000

#### Property Features

- Two Tax Parcels
- Zoning Allows for a Wide Variety of Uses
- Great Visibility from Rt. 29
- Cut Through Allows Access from Either Direction
- Entrance on Cedar Gate Rd.
- Deceleration Lane
- Public Water/Septic

#### Acreage

2.2 ±

#### Zoning

B-2 (Potential to rezone for Duplex or Residential Development)

### Property Features

This property is located at a highly visible location on Rt. 29 in Monroe, VA just North of Downtown Madison Heights. Ideal for redevelopment, these parcels are zoned for a wide variety of uses including: Medical, Office, Retail Stores, Day Care, Car Wash, Brewery, Commercial Storage, Car & Boat Sales, Automotive, & many others. A cut through, deceleration lane, & turn in from Rt. 29 allows for easy access. Public water & septic system. Potential for rezone for use as single family residential or Duplex use.

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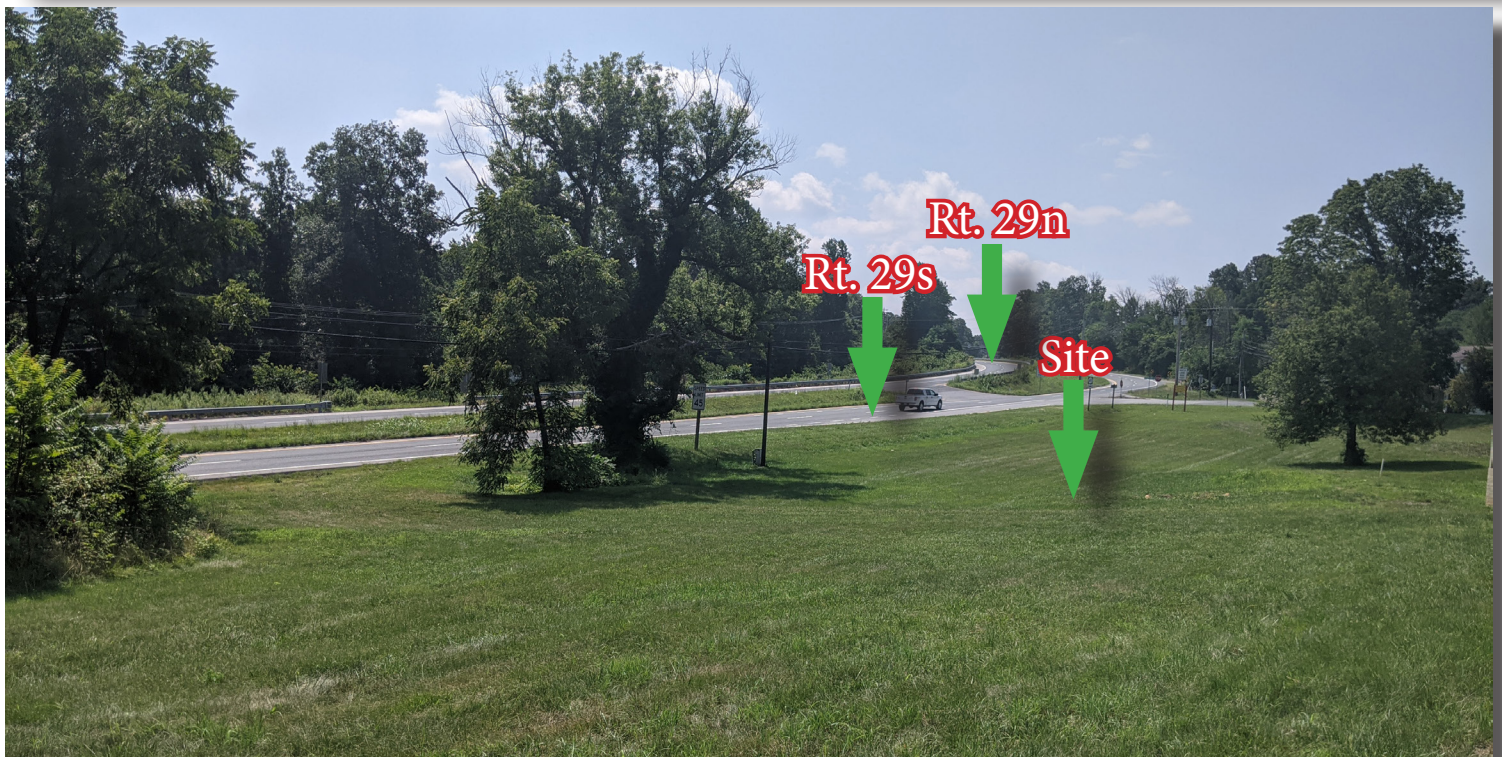
Coldwell Banker Commercial  
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 101 Annjo Court, Forest, VA 24551  
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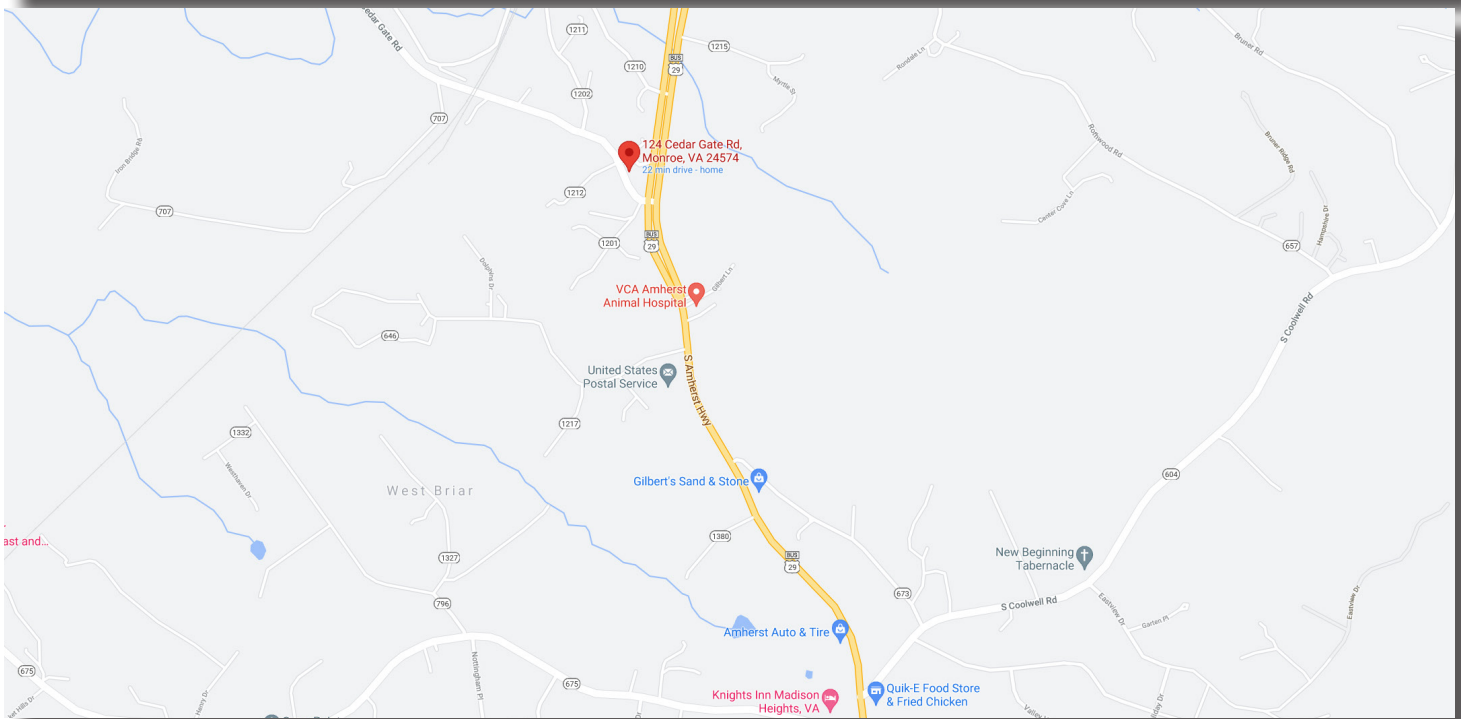
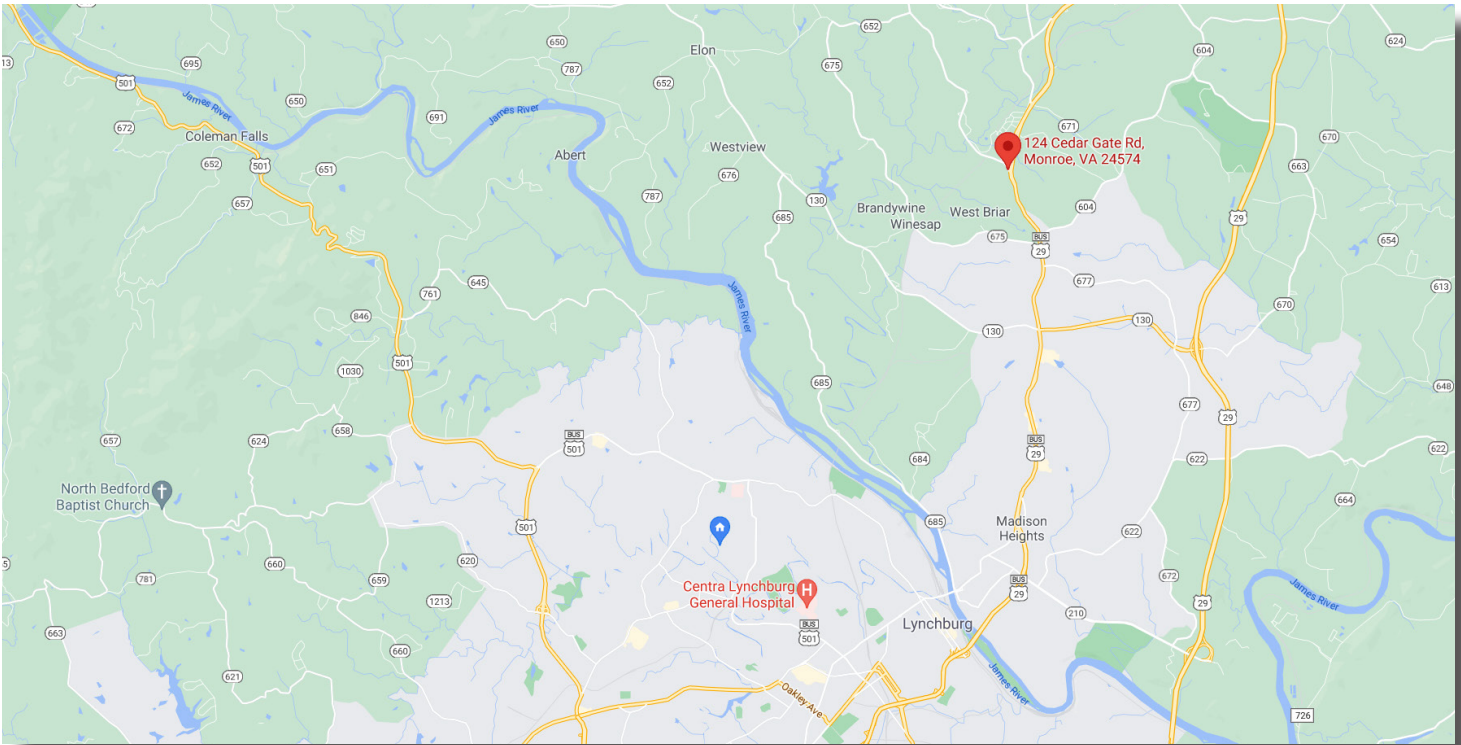
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