

PRIME COMMERCIAL PROPERTY
7521 & 7525 Timberlake Rd.
Lynchburg, VA.

FOR SALE



Location: West bound lane of Timberlake Rd.
approx. 220' East of Roundelay Circle.

Lot Size: Approximately 1.1 acres

Frontage: Approximately 213'

Average

Depth: Approximately 205'

Zoning: B-1

Traffic Count: 32,000

Water: 10" line along Timberlake Rd.

Sewer: 8" line along Timberlake Rd.

Taxes: \$1,550 estimated

Sale

Price: \$140,000 for both lots or can be
purchased separately for \$75,000
each lot

CONTACT:

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Rick Read
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rread@realestatelynchburg.com

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.



READ & CO., REALTORS

101 ANNJO CT.,
FOREST, VA 24551

www.cbcread.com
434-455-2285

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Legend

Addresses

Street Labels

Parcel ID

Legal Lot Number

Parcel Dimension

Vacation

Parcels

Legal Lot Line

Legal Lot Line

▲▲▲ Vacated Right of Way



Title:

Date: 10/25/2010

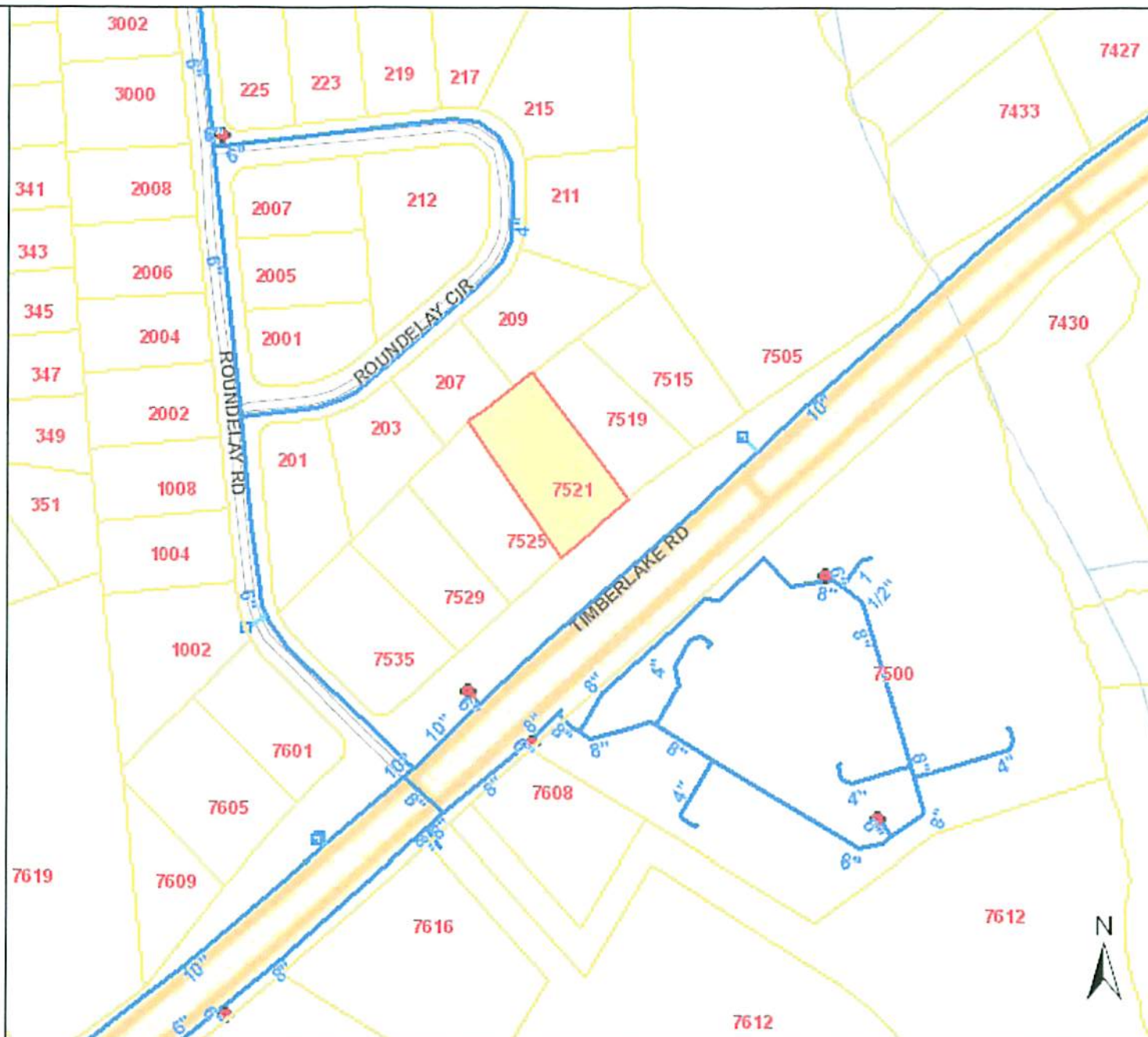
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The City of Lynchburg, VA

Legend

-  Corporate Limit
-  Addresses
-  Street Labels
-  Parcels
-  Water Meter
-  Active Hydrant
- Active Lateral Line
 -  Service Lateral
 -  Hydrant Lateral
- Water Main Label
- Water Main
 -  Active
 -  Abandoned
 -  Proposed



Title: WATER MAP

Date: 11/1/2010

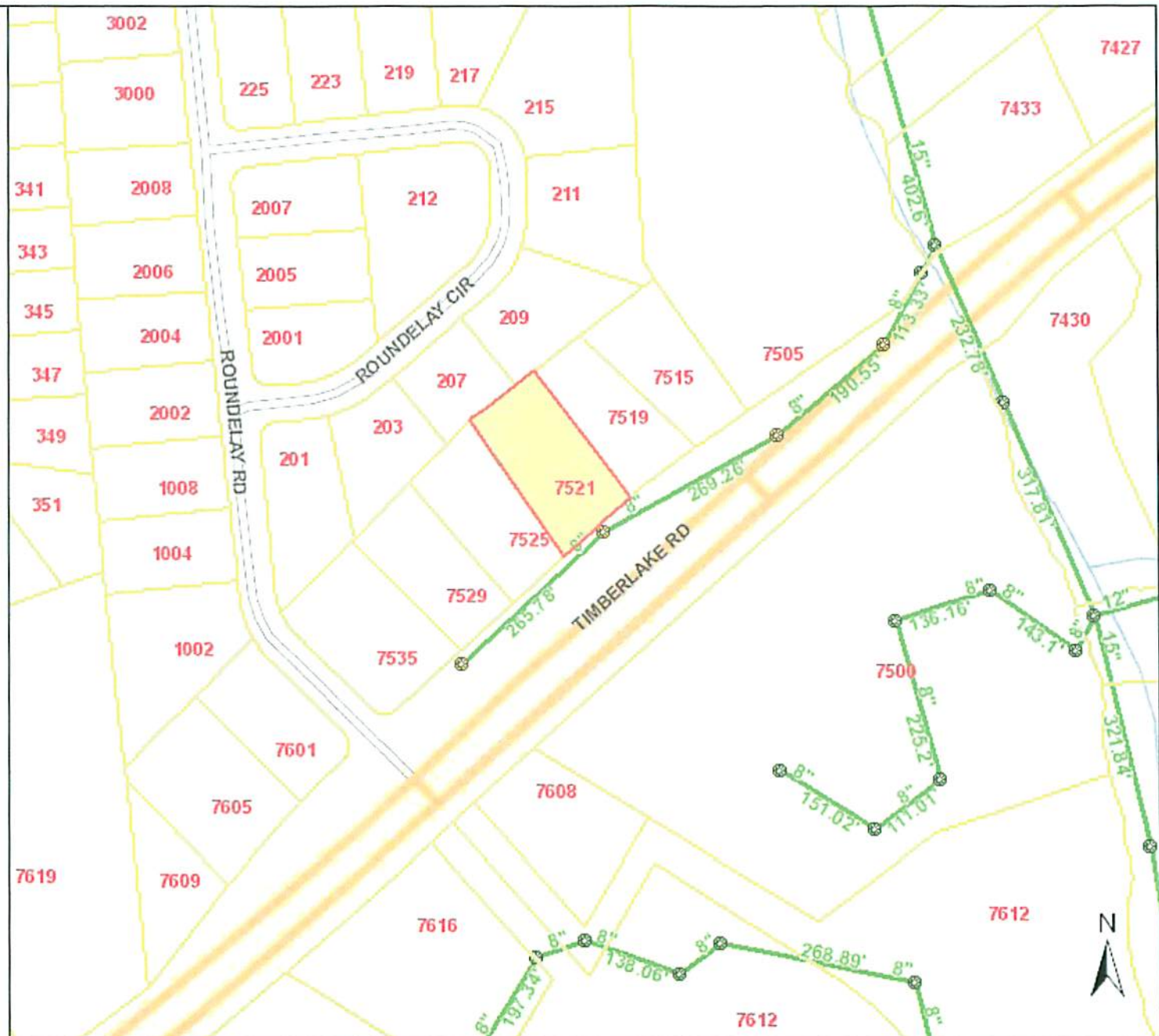


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The City of Lynchburg, VA

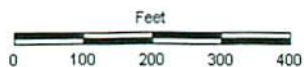
Legend

-  Corporate Limit
- Addresses
- Street Labels
-  Parcels
- Active Manhole
 -  Standard Manhole
 -  Lamp Stack CleanOut
 -  Doghouse Manhole
 -  Drop Manhole
 -  Standard Vented Manhole
- Gravity Main Label
- Gravity Main
 -  Active
 -  Abandoned
 -  Proposed
- Pressurized Main Label
-  Pressurized Main



Title: SEWER MAP

Date: 11/1/2010



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Legend

Addresses

Street Labels

Parcel ID

Legal Lot Number

Parcel Dimension

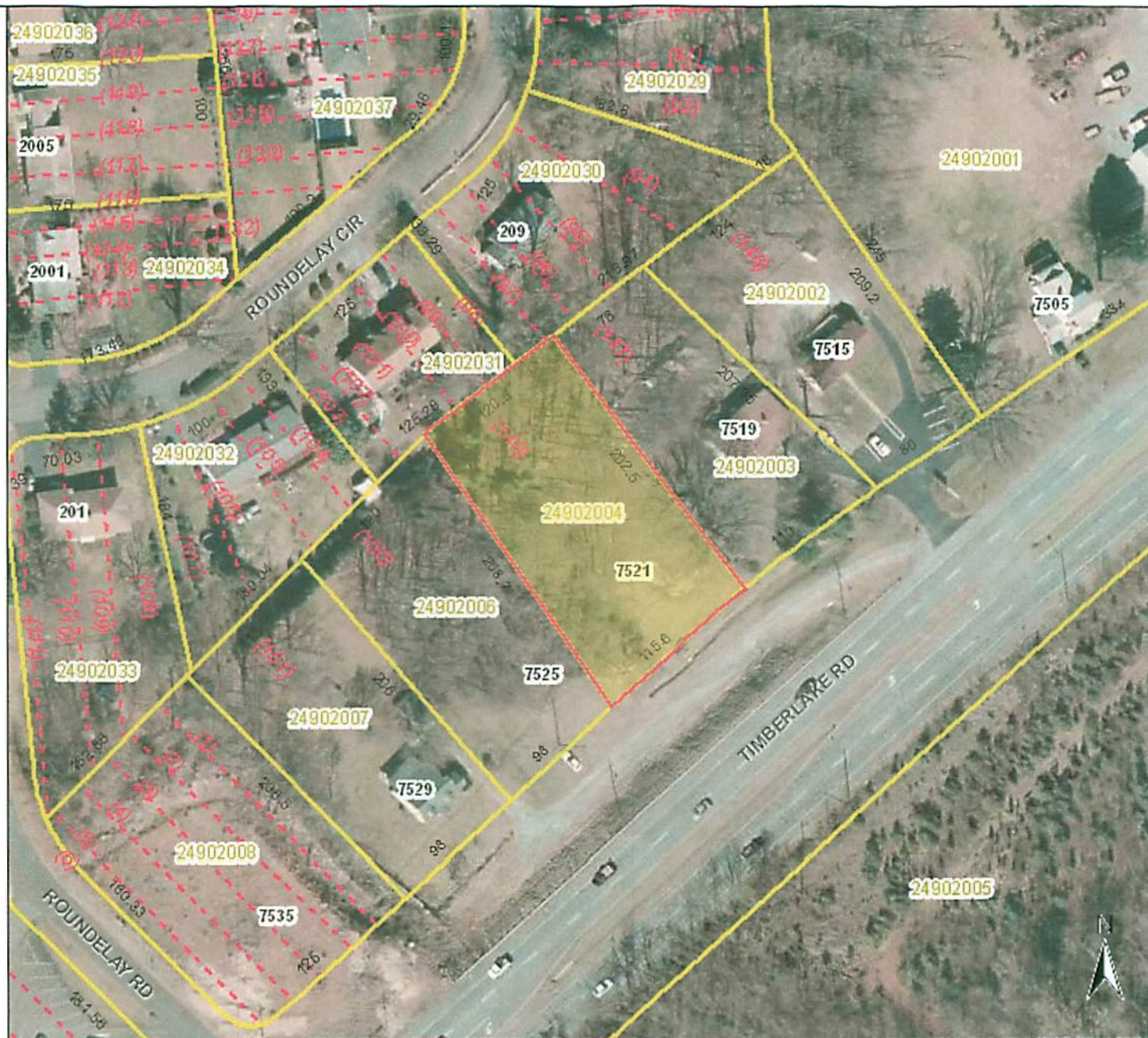
Vacation

Parcels

Legal Lot Line

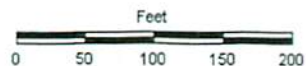
Legal Lot Line

AAA Vacated Right of Way



Date: 10/25/2010

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The City of Lynchburg, VA

Legend

-  Corporate Limit
-  Addresses
-  Street Labels
-  Parcel ID
-  Legal Lot Number
-  Parcel Dimension
-  Vacation
-  Parcels
-  Legal Lot Line
-  Vacated Right of Way



Title:

Date: 10/25/2010

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