

SALE

Office / Medical

1928 Thomson Dr. Lynchburg, VA 24501



cbcread.com

Ricky Read, CCIM

Principal Broker

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PROPERTY DESCRIPTION

This property features renovated office space located on the North side of Thomson Dr. just past the Lynchburg General Hospital and near the Alan Pearson Cancer Center. With a total square footage of 6,600 Sq. Ft., The space is viable for a variety of uses and could be used for a single tenant or as multiple units. This property is convenient to several Healthcare institutions nearby and is a short 10-minute drive to downtown Lynchburg. Also available for Lease.

PROPERTY HIGHLIGHTS

- 22 Parking spaces
- 2 minutes to Lynchburg General Hospital
- 3 minutes to Alan Pearson Cancer Center
- 10 minutes to Downtown Lynchburg
- 3 Floors
- Renovated Interior

OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.466 +/- Acres
Building Size:	6,600 SF
Zoning	Business (B-1)
Age:	1972, Renovated 2008

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Exterior



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Maps



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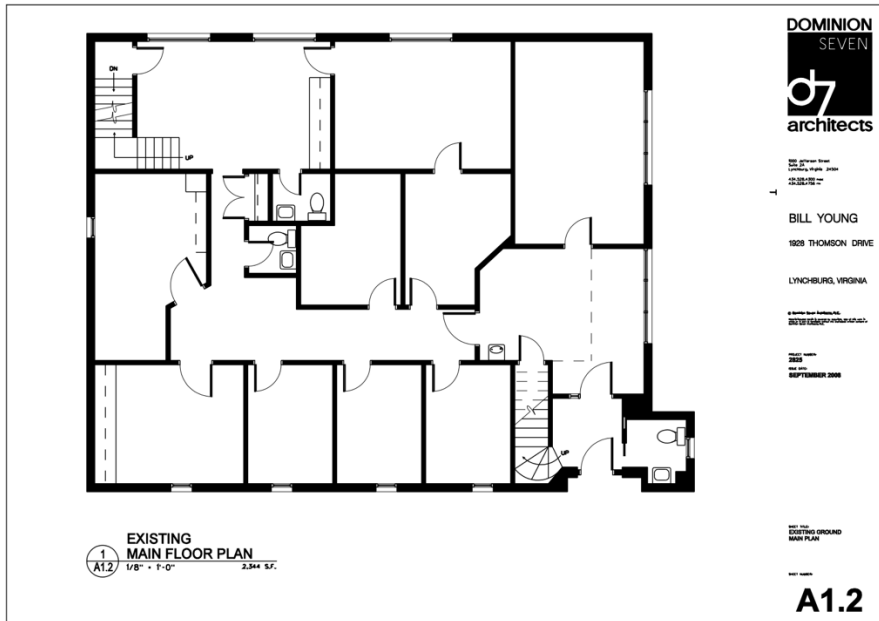


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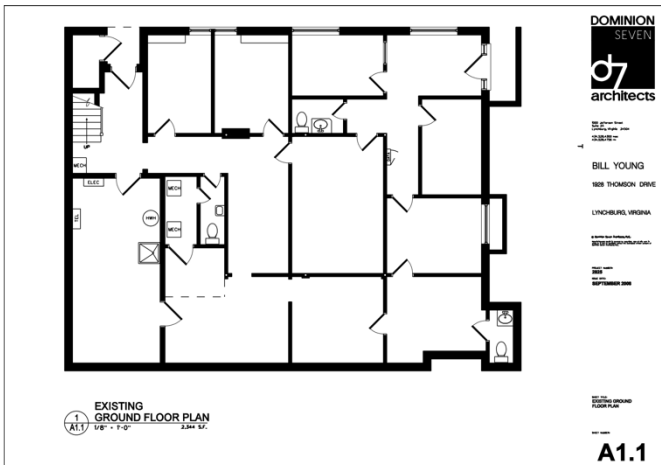
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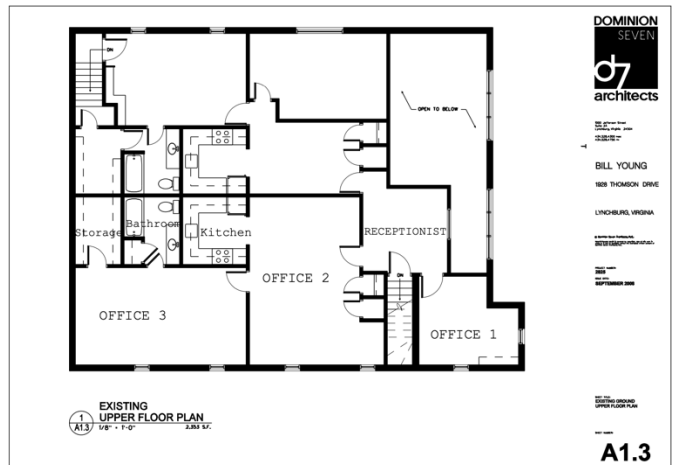
Floor Plans



Main Floor



Ground Floor



Upper Floor

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Parcel Map



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CONFIDENTIALITY AGREEMENT

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This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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