

2 Parcels w/ 3 Commercial Buildings • Danville, VA (Pittsylvania County)

- **Estate Settlement!**
- (2) Parcels w/ 3 Commercial Buildings
- 2652 Old Richmond Rd.
1.36 AC, Zoned Heavy Industrial M-2, Vacant lot - Great laydown area!
- 2690 Old Richmond Rd. – 1.51 AC, Zoned Highway Business District B-2
3 Commercial Buildings - large parking area
- Minutes to Danville Airport
- Combined land area 2.87 +/- acres sold in the entirety



BID ONLINE: 12/15 @ 9 A.M. - 12/18 @ 1:30 P.M.

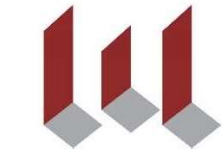
BID ONSITE: 12/18 @ 1 P.M. - 12/18 @ 1:30 P.M.



For More Information, Contact
Ernie Rogers at 804-334-4558 or
ERogers@motleys.com



VA16



Property Information Sheet

Auction Type: Public Auction - Online & Live at the property
Property Address: 2652 and 2690 Old Richmond Road, Danville, VA 24540
Date & Time of Sale: Online & Live Auction – Sale will begin online at 9:00 A.M. on Sunday, December 15, 2024, and will end at 1:30 P.M. on Wednesday, December 18, 2024
A Motleys representative will be at the property to take live bids on Wednesday, December 18, 2024, at 1:00 P.M. ending at approximately 1:30 p.m.

Property Type/Zoning: 2690 Old Richmond Road is Zoned B-2 and has (3) Commercial Buildings
2652 Old Richmond Road is a vacant lot Zoned M-2 (*great laydown area for equipment*)

Tax Parcel ID: 2690 Old Richmond Road (2338-05-3600) Pittsylvania County – Assessment: \$235,400, Taxes \$1,318
2652 Old Richmond Road (2338-05-5127) Pittsylvania County – Assessment: \$27,200, Taxes \$152

NOTE: Both parcels will be sold together in the entirety.

Deposit: \$5,000 in the form of a cashier's check payable to Motleys Real Estate is due at the time of the sale in order to get a bid card. **If bidding online**, you will need to either deliver a cashier's check for \$5,000 to Motleys or wire \$5,000 to Motleys no later than 24-hours prior to the sale to be approved to bid online.

Notes:

1. Ownership will be conveyed by Warranty Deed. Real estate taxes will be prorated up to the date of closing.
2. There is a 10% buyer's premium which is added to the highest bid to determine the final contract price. In order to bid online, you will need to send us a deposit (wire or credit card) of **\$5,000** to be approved to bid. If you are not the successful bidder, the deposit will be refunded to you within 48 hours after the sale. If you are bidding in person, you will need to bring a deposit of **\$5,000** in order to get a bid number. If you are the successful high bidder, a 2nd deposit will be due by close of business on December 23, 2024. The 2nd deposit, along with your initial deposit of \$5,000 will total 10% of your high bid.
4. Closing/Settlement will take place within 60 days of the sale.
5. A Cooperating Broker Fee of up to 2% will be paid to any eligible broker/agent. Please see the Broker Participation Form. Brokers must pre-register 24 hours prior to the sale and must be present at the sale and accompany their buyer through the sale, contract signing, and closing process.
6. All properties are sold "AS-IS, WHERE-IS" with all faults. Financing is not a contingency of the sale.
7. Additional information can be found at www.Motleys.com. VAAF 16
8. For questions, call Ernie Rogers at 804-334-4558 or email to ERogers@Motleys.com

ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED!