


Prop Type: Commercial		Address: 800 BLUE RIDGE AVE , Bedford , VA 24523 & 810		
	ML #	886606	Status	Active
	List Price	\$ 799,500	Type Business	Retail, Office, Investment
	Year Built	2007	Zoning Code	B-2
	Construct Stat	Completed	Tax ID	191 A 2 T
	Total Acreage	5.96	Annual Taxes	\$ 3,806
	Lot Dimensions		Municipality	Town of Bedford
	Water Class	N/A	Water ID	
	Listing Type: Exclusive Right to Represent Seller			
Area: 0601 - Town of Bedford				

Gross Building SqFt	7,516	Retail SqFt		Warehouse SqFt	
Gross Lot SqFt		Office SqFt		Parking SqFt	
Industrial SqFt		Leaseable SqFt		Lease Available	No
# Stories	1	# Restrooms		Road Frontage	562
On site Parking	Yes	Basement Y/N	No	Traffic Count	
Parking Spaces	55	Flood Area	Yes	Length of Waterfront	

Directions: From Roanoke 1st Bedford exit "Business 460" to property on left at end of median. From Lynchburg, 3rd Bedford exit "460 Business" to property on left.

Public Remarks: 2 one-story commercial buildings in easily accessible prime location on the west side of the Town of Bedford approx 1/10 of a mile from the highly traveled Rt 460 Corridor (Lynchburg-Salem Turnpike). 800 & 810 Blue Ridge Avenue with 562 ft road frontage on 5.96 acres offering retail and office space. Bldg 1 built in 1988 has 3,700 sf. Bldg 2 built in 2007 has 3,816 sf. Located in State Enterprise Zone #12 offering State and Town incentives. Public water and sewer. Zoned B-2. Paved parking lot. Preliminary survey completed for optional subdivision into 2 parcels and offered separately with both buildings on 2.093 acres (MLS 886609) and 3.869 acres for the pad site in the rear of the property (MLS 878157).

Legal:

Showing Instr		Floors:	Carpet; Vinyl
Commercial Type:	Investment; Office; Retail	Water Description:	Public Water
Construction:	Frame	Sewer Description:	Public Sewer
Sale Includes:	Building & Land	Water Heater Type:	Tank
Heating:	Electric; Heat Pump	Water Heater Energy:	Electric
Cooling:	Electric; Heat Pump	Topography:	Level
Internet Access:	Cable	Documents Available:	Survey
Roof System:	Metal	Limited Service:	Not Limited Service

SA Comp	0	BA Comp	5	Days On Market	812
Cumulative DOM	812	List Date	01/29/2022		



Provided as a courtesy of
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