



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

# FOR SALE

2412 MARSH ST. - Lynchburg, VA

**5,360 Sq. Ft. ±**



## Property Overview

**Size** 5,360 Sq. Ft. +/- **Acreage** .220 acres **Price** \$165,000 **Zoning** B-5

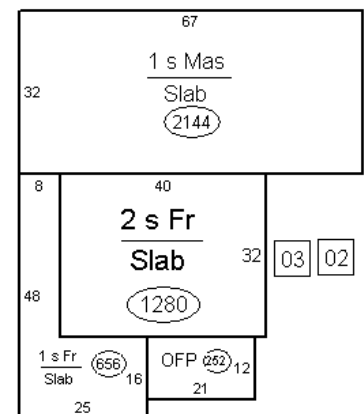
### 908 Sq. Ft. (Office)

- ADA Restroom
- Reception Area
- Kitchenette

### 2,144 Sq. Ft. (Warehouse)

- 10'x12' Roll-Up Door
- Mezzanine
- Radiant Heating
- 400 Amp 3 Phase Power
- Restroom with Shower

### 1,280 Sq. Ft. (Storage)



Ricky Read, CCIM  
Principal Broker  
434-841-3659  
ricky@realestatelynchburg.com

**COLDWELL BANKER COMMERCIAL  
READ & CO., REALTORS**  
101 ANNJO COURT  
FOREST, VA 24551  
WWW.CBCREAD.COM

Luke Dykeman  
Associate Broker  
434-944-3920  
lukedykeman@realestatelynchburg.com

Forrest Booth  
Commercial Agent  
434-841-4110  
forrest@realestatelynchburg.com

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

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