



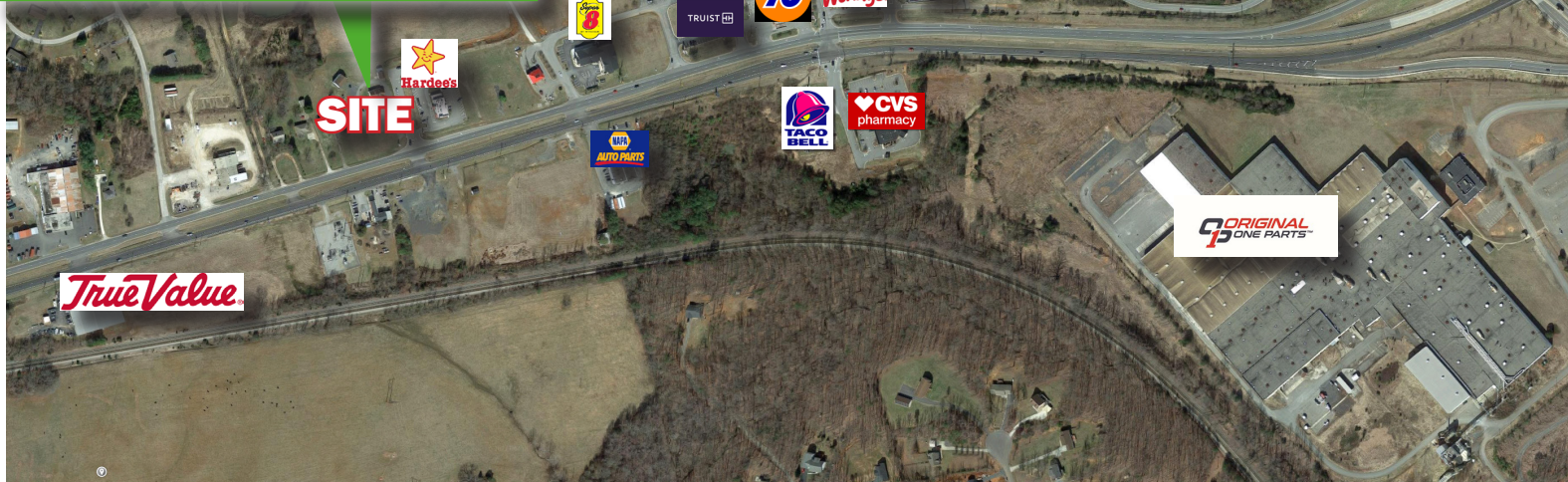
**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR SALE

7431 RICHMOND HWY. - APPOMATTOX VA

2.3 Acres & 3,290 Sq. Ft. ±*

*Outbuildings Have Additional Square Footage



Property Overview

Located on the highly traveled Rt. 460 in Appomattox, VA, this approximately 2.3 acre parcel is located adjacent to Hardee's and in close proximity to numerous retail and office locations. Ideal for a variety of uses including redevelopment, restaurant, office, retail, and medical.

Features

- Ideal for Redevelopment
- Lays Well
- 245' of Road Frontage
- Zoned B-2
- Water/Sewer Available
- Electricity On-site
- Highly Visible Location
- Close Proximity to Area Businesses
- 3,290 Sq. Ft. Commercial Office Building
- High Traffic Count
- 1,200 Sq. Ft. Garage w/ (2x) 14'x12' Roll-Up Doors
- Large Shed (24'x18')
- Small Utility Shed
- 3 Bathrooms

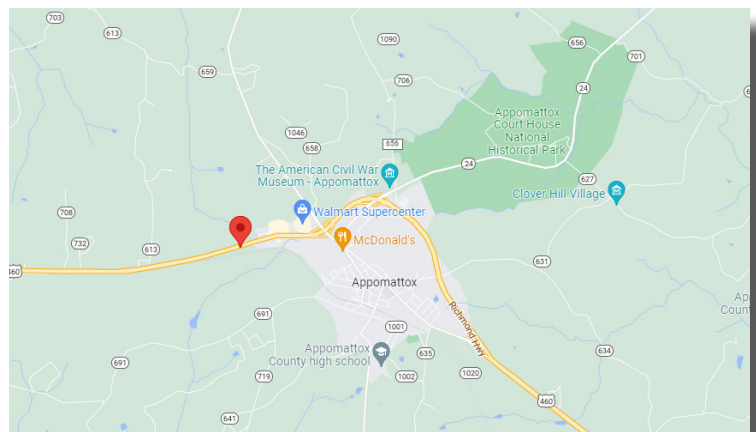
Price

\$1,995,000

RICKY READ, CCIM
434-841-3659
ricky@realestatelynchburg.com

LUKE DYKEMAN
434-944-3920
lukedykeman@realestatelynchburg.com

FORREST BOOTH
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forrest@realestatelynchburg.com



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

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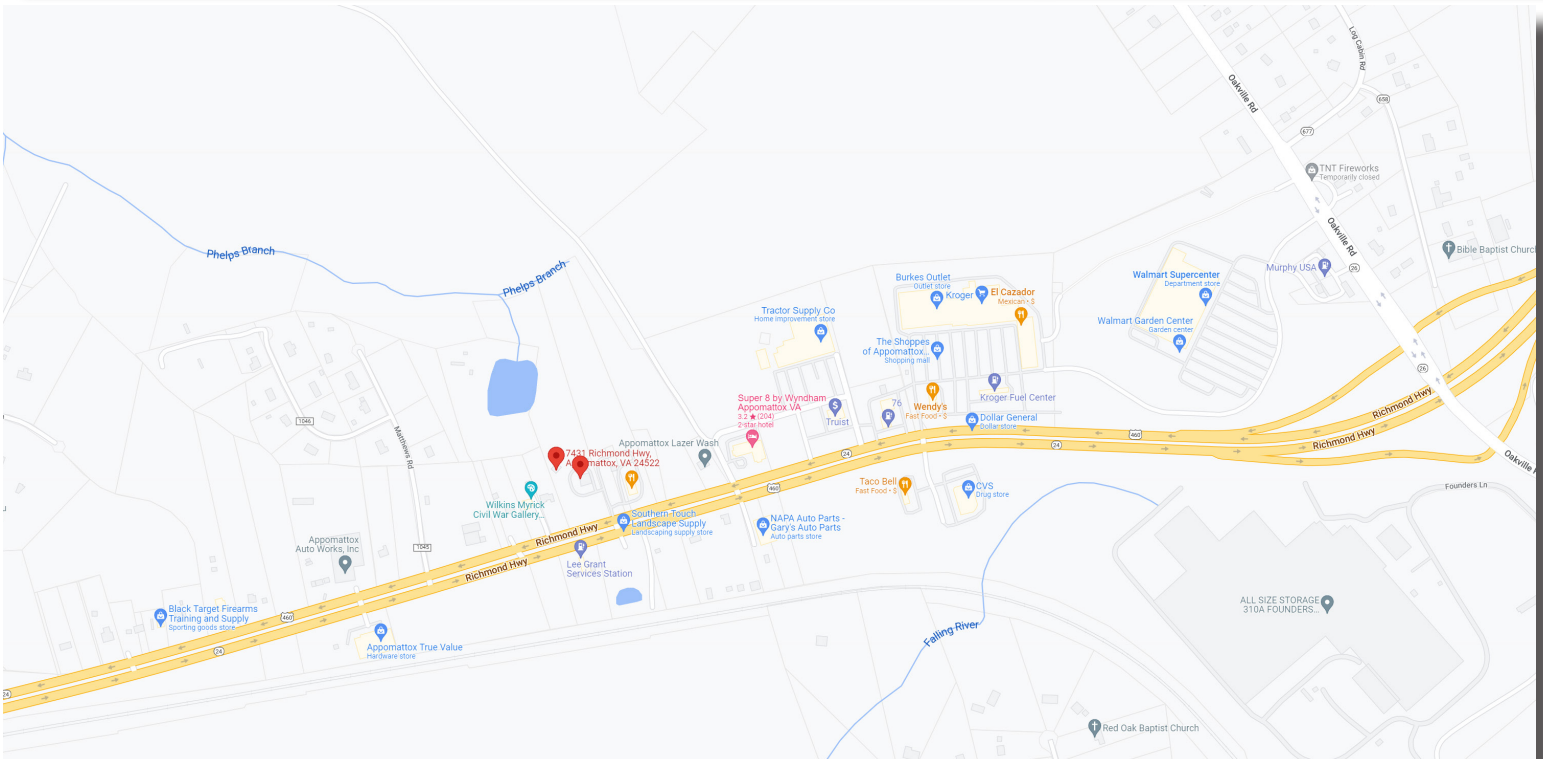
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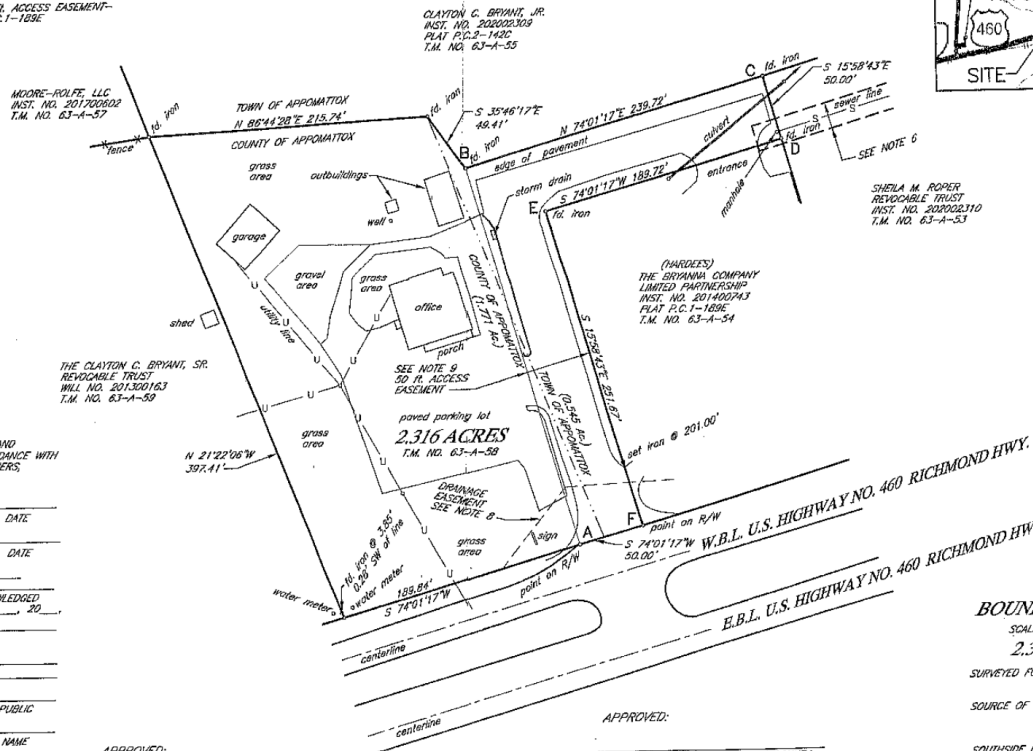
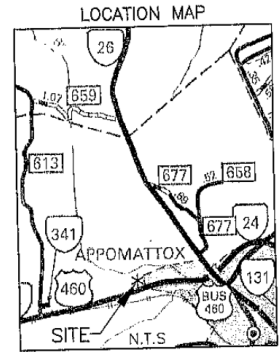
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- NOTE: 1. THIS IS A BOUNDARY SURVEY. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED.
4. T.M. NO. 63-A-58
5. REFERENCE PLAT: P.C.1-1896 & P.C.2-1420
6. EXISTING 20 FT. UTILITY EASEMENT- INST. NO. 201400742 w/PLAT
7. G.P.S. GRID NORTH BASED ON TOPCON NETWORK SURVEY WITH TOPCON INSTRUMENTS
8. EXISTING VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT- INST. NO. 201400689 & PLAT S.H.P.0.5 P.182
9. A-B-C-D-E-F-A: EXISTING 50 FT. ACCESS EASEMENT- INST. NO. 201400743 & PLAT P.C.1-1896

DICKERSON SURVEYING LLC

500 Court Street P.O. Box 112
Appomattox, Virginia 24522
434-352-8580
Michael Ray Goin
Land Surveyor



THE PLATTING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER	DATE

STATE OF _____
CITY/COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____

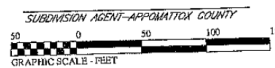
NOTARY PUBLIC
REGISTRATION NO. _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
PRINTED NAME _____

APPROVED:

SUBDIVISION AGENT-TOWN OF APPOMATTOX

APPROVED:



BOUNDARY SURVEY
SCALE: 1 IN. = 50 FT.
2.316 ACRES

SURVEYED FOR: THE CLAYTON C. BRYANT, SR. REVOCABLE TRUST

SOURCE OF TITLE: THE CLAYTON C. BRYANT, SR. REVOCABLE TRUST
WILL NO. 201300163

SOUTHSIDE DISTRICT APPOMATTOX COUNTY
TOWN OF APPOMATTOX
VIRGINIA

AUGUST 30, 2022