

# FORMER GUNNOE'S SAUSAGE PLANT



3989 Cifax Rd. Goode, VA 24556



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

---

**Ricky Read, CCIM**

Principal Broker

Cell: 434-841-3659

Main: 434-455-2285 ext. 101

[ricky@realestatelynchburg.com](mailto:ricky@realestatelynchburg.com)

**Rick Read**

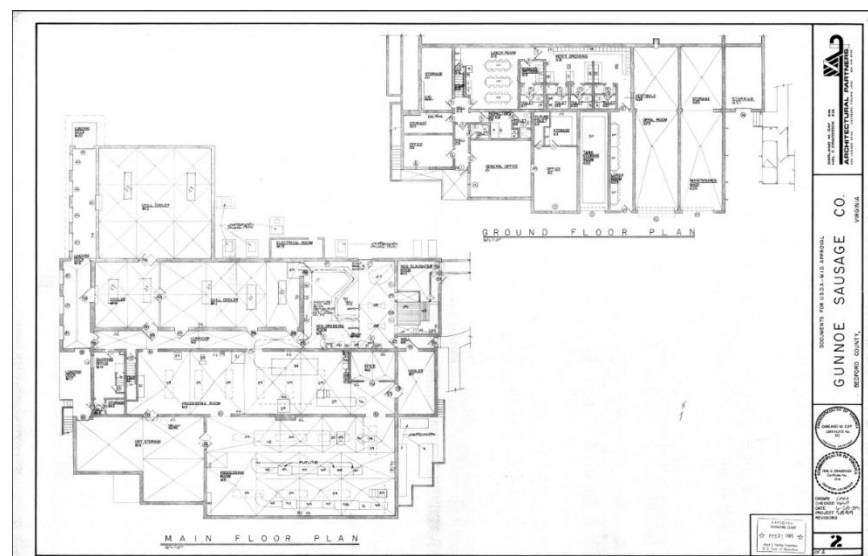
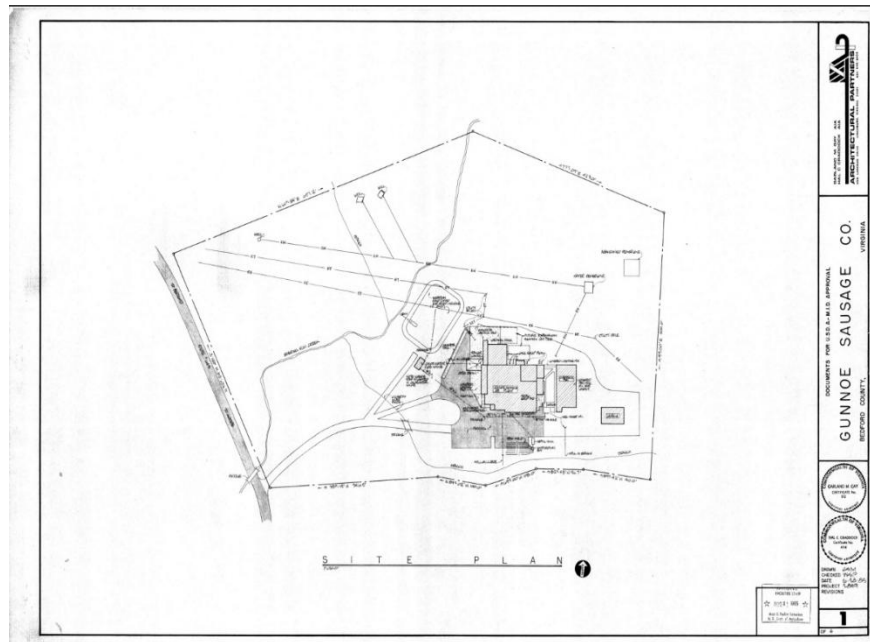
Associate Broker

Direct: 434-455-3618

[rread@realestatelynchburg.com](mailto:rread@realestatelynchburg.com)

101 ANNJO CT. FOREST, VA 24551 | 434.455.2285 | [www.cbcread.com](http://www.cbcread.com)

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.







## PROPERTY OVERVIEW

<b>Total Acreage:</b>	<b>23.44 Ac.</b>
<b>Total Sq. Ft.:</b>	<b>28,000 Sq. Ft. ±</b>
<b>Zoning:</b>	<b>AR (Agricultural / Residential District)</b>
<b>Age:</b>	<b>Original building - 1940 with numerous additions over time.</b>
<b>Road Frontage:</b>	<b>1,000' ± on Cifax Road</b>

## PROPERTY DESCRIPTION

3989 Cifax Road, is located near Highway 221, that leads straight into Forest and Bedford city but leaves it still only 35 minutes out of the city of Lynchburg. This prime location leaves it open to tons of opportunities. It consists of 23.44 total acres, and a building of 28,000 Sq. Ft. This breaks down into a 6,700 Sq. Ft. freezer room, a 1,950 Sq. Ft. Truck Shop, a 2,000 Sq. Ft. Maintenance Shop, a 6,400 Sq. Ft. Animal Pen, and Locker Rooms.

## PROPERTY SPECIFICATIONS

-28,000 Sq. Ft. ± Total	-1,950 Sq. Ft. Truck Shop
-23.44 Acres	-2,000 Sq. Ft. Maintenance Shop
-Zoned AR (Agricultural / Residential)	- 6,400 Sq. Ft. Animal Pens
-Former Meat Processing Plant	- DEQ Permits Up-to-date
-6,700 Sq. Ft. of Refrigerated & Freezer Space	- DEQ Wastewater Permit still in force for a meat processing plant that conveyed with property & valid until October 2029
-Locker Rooms	

## MARKET HIGHLIGHTS

This property is situated in scenic Bedford County in close proximity to Lynchburg, VA and Bedford, VA. Surrounded by Farm Land and Woodland. Head waters of Roaring Run.

**Sale Price: \$899,000**

\*Property can continue to be used and operated as a meat processing facility. Property will require rezoning for any other type of use not permitted in AR Zoning. All purchasers are responsible for verifying proposed use is permitted by County.

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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.



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.