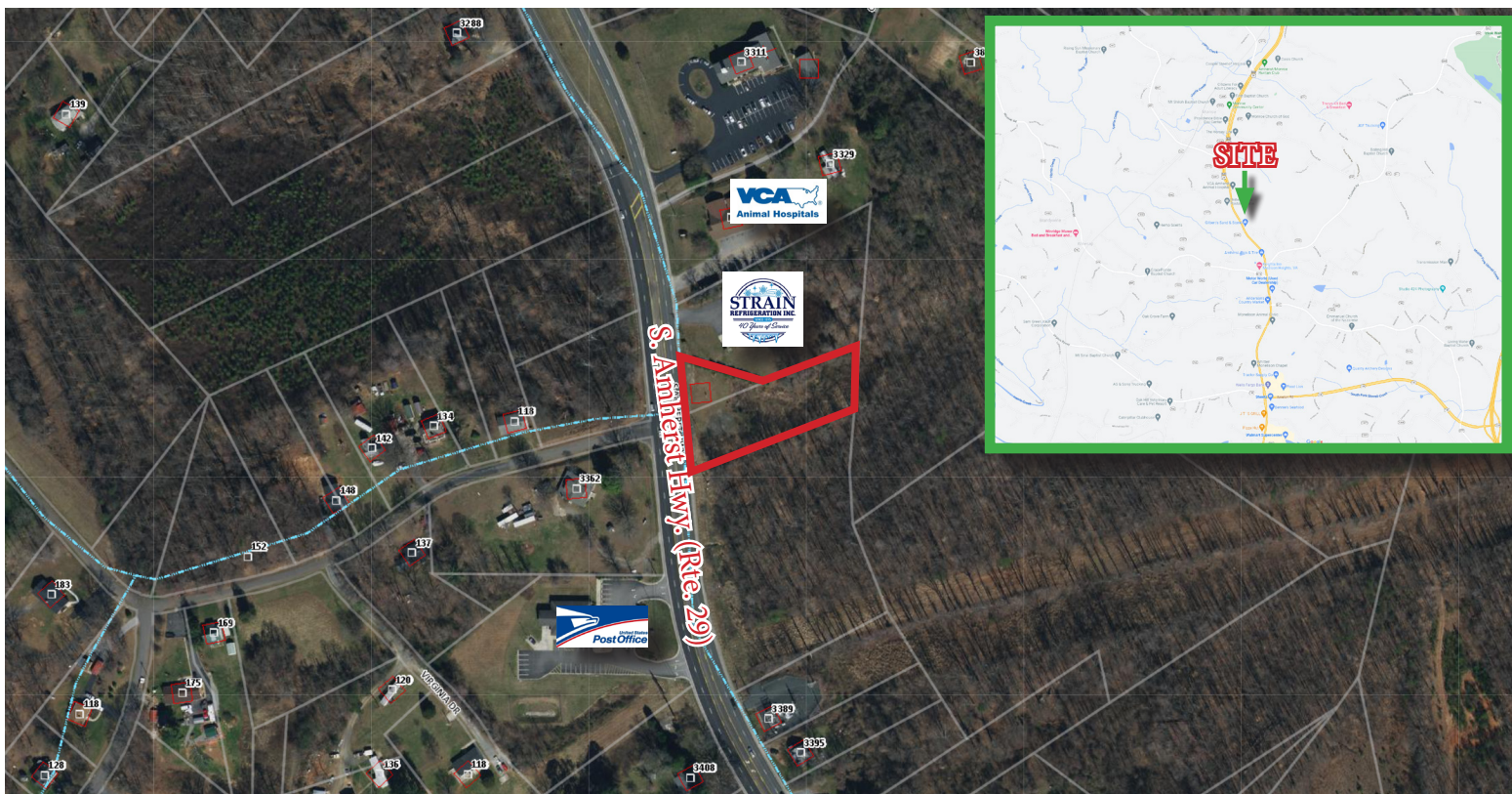


# FOR SALE

## 1.083 ± Acres

### Commercial Development Parcel



## Monroe, VA 24574

### Property Information

#### Acresage

1.083 Acres ±

#### Price

\$118,000.00

#### Zoning

B-2 (General Commercial)

#### Property Features

- Highly Visible Location on a Major Thoroughfare
- Zoning Allows for a Wide Variety of Uses
- Timber Cleared
- Public Water Available
- (2) Concrete Curbed Entrances

### Property Features

This property is located at a highly visible location on Rt. 29 in Monroe, VA just North of Downtown Madison Heights and near various other retail and office businesses. This parcel is zoned for a wide variety of uses including: Medical, Office, Retail Stores, Day Care, Car Wash, Brewery, Commercial Storage, Car & Boat Sales, Automotive, & many others. Public water is available.

#### Ricky Read, CCIM

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

#### Luke Dykeman

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## WWW.CBCREAD.COM

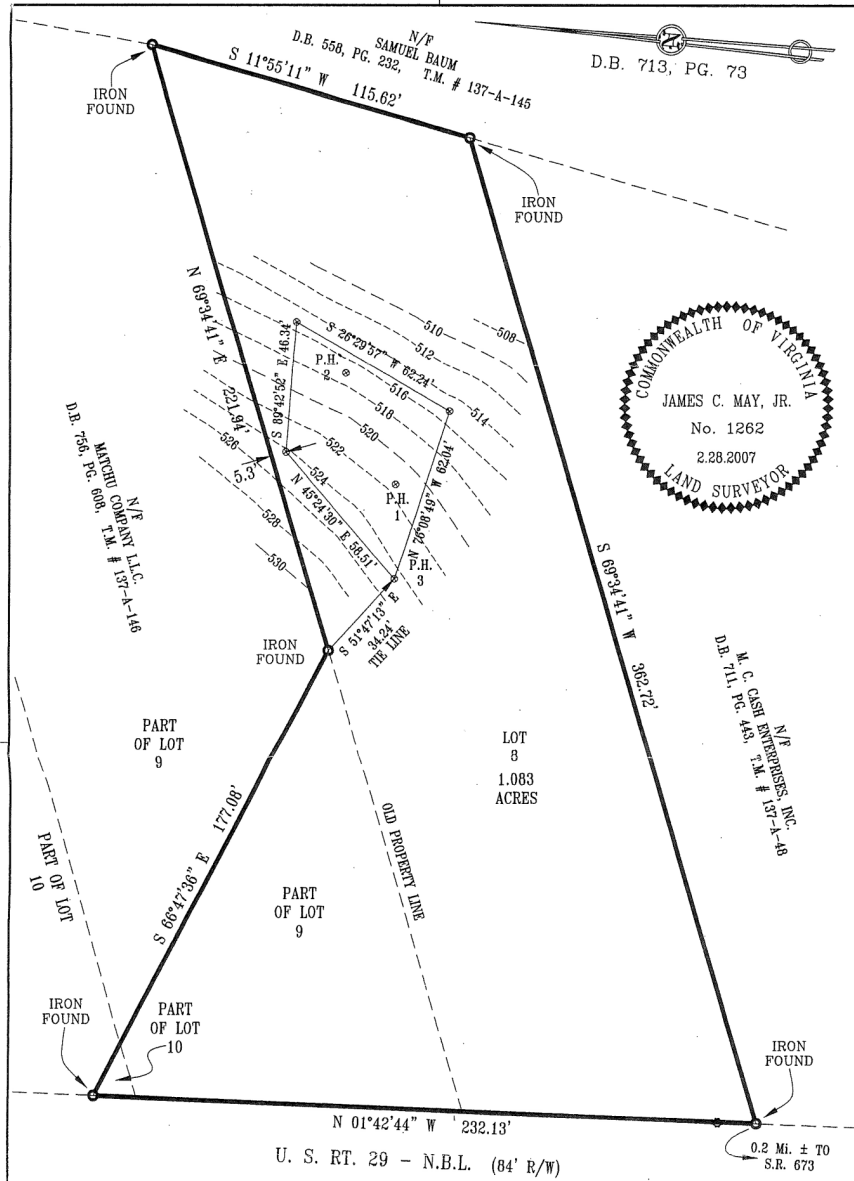
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Coldwell Banker Commercial  
 Read & Co., Realtors  
 101 Annjo Court, Forest, VA 24551  
 434-455-2285

# FOR SALE

## 1.083 ± Acres

### Commercial Development Parcel



- NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
  2. THIS PROPERTY IS NOT IN FLOOD ZONE A OR B. THIS PROPERTY IS IN FLOOD ZONE C AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
  3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

JAMES C. MAY AND ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS P.O. BOX 718, LYNCHBURG, VA., 24501 434-528-1005 (FAX 434-846-5412)	PLAT SHOWING PROPOSED DRAINFIELD LOCATION <b>WITH TOPOGRAPHIC CONTOURS,</b> <b>1.083 ACRE LOT ON U.S. 29 N.B.L.</b>	
	ELON MAG. DIST.	AMHERST CO., VIRGINIA
SOURCE OF TITLE: MARK J. SMITH and FLORENCE SMITH, D.B. 713, PG. 69		
SCALE: 1"=40'	DATE: FEB. 28, 2007	COMM. NO.: 07020
FOR: LES KEYES	F.B. REF.: LE 168	TAX ID.: 137-A-147