

# ONLINE ONLY REAL ESTATE AUCTION

**4,125 +/- SF. COMMERCIAL BUILDING  
W/240' +/- OF ROAD FRONTAGE ON 1.25  
+/- ACRES IN LUNENBURG COUNTY, VA**

**Property located at  
101 Lea Road  
Kenbridge, VA 23944**

**Auction begins to close  
May 27<sup>th</sup> @ 12PM  
BIDNICHOLLS.COM**



4,125 +/- sf. commercial brick building on 1.25 +/- acres -- Located in the Enterprise Zone -- Previously operated as a veterinary clinic & is ready for immediate reuse or converted to medical offices, professional services or retail -- Fenced area -- Located adjacent to the Kenbridge industrial corridor, 5 miles from Victoria, 12 miles from Blackstone, 18.5 miles from I-85, and a short drive to South Hill, Petersburg, Emporia & NC Line!!

Realtor representation form is due 6AM on 5/27/26

**HOME TOURS: WEDNESDAY MAY 6TH AND FRIDAY, MAY 15TH, FROM 12:00-1:00 PM AND CONTACT SID SMYTH WITH ALL QUESTIONS (434-955-0708)**



Sid Smyth  
☎ 434-955-0708  
Lee Smyth  
☎ 919-208-9417  
🌐 nichollsauction.com

