

INVESTMENT

3 BUILDING PORTFOLIO

14,300 SF TOTAL - 1.58 ACRES +/-



BLUE RIDGE MONTESSORI SCHOOL

1071 Woodberry Square Pl. | LYNCHBURG, VA 24502

RICKY READ, CCIM

Principal Broker

434 841 3659

ricky@realestatelynchburg.com



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READ & CO.

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PROPERTY OVERVIEW

1071 Woodberry Square Pl. consists of three (3) stand alone office buildings currently leased to Blue Ridge Montessori School through 3/31/2031. The original building (B) was a build to suit project done in 2009 and consisted of 6,700 SF. As the school has grown, 2 more buildings were constructed (Building A and C, both 3,800 SF). The property consists of 1.58 Acres in a cul de sac overlooking a scenic pond. The site has easy access to Forest Rd. (Rt. 221) which sees approximately 27,000 cars per day. Surrounding businesses include: Play-It-Again Sports, Platos Closet, Larry's Tire, Pinnacle Bank, Toyota & Kia Car Dealership and numerous other professional office buildings.

PROPERTY HIGHLIGHTS

- Long rental history spanning over 17 years
- Newer construction
- Access to main artery (Rt. 221)
- Adaptable floor plan for future businesses
- Outdoor green space

Year Built	2009, 2020, 2021
Building Sizes(SF)	6,700, 3,800, 3,800
Lot Size	1.58 Acres
Zoning	C - 2
Construction	Masonry
Roofing	Shingle
Utilities	Public Water, Septic

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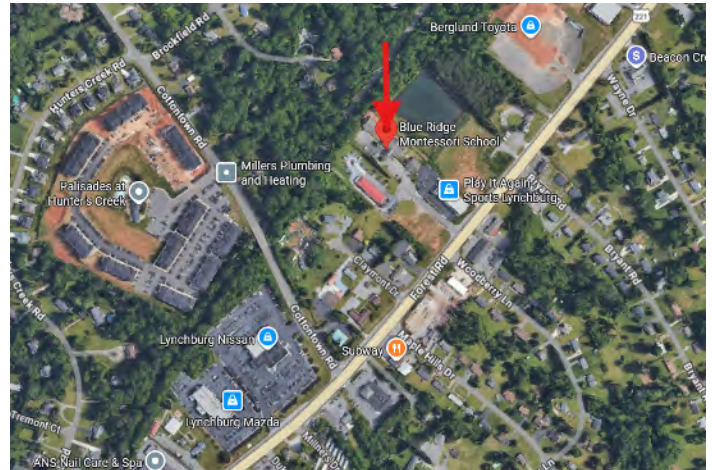


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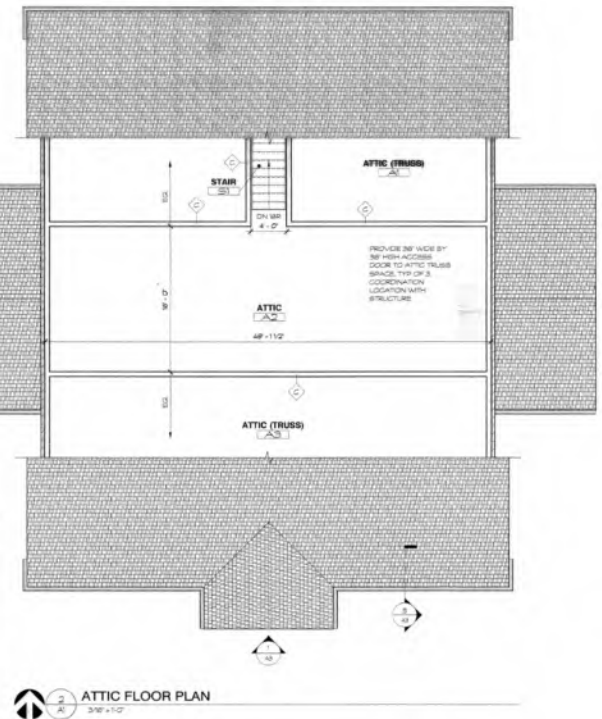
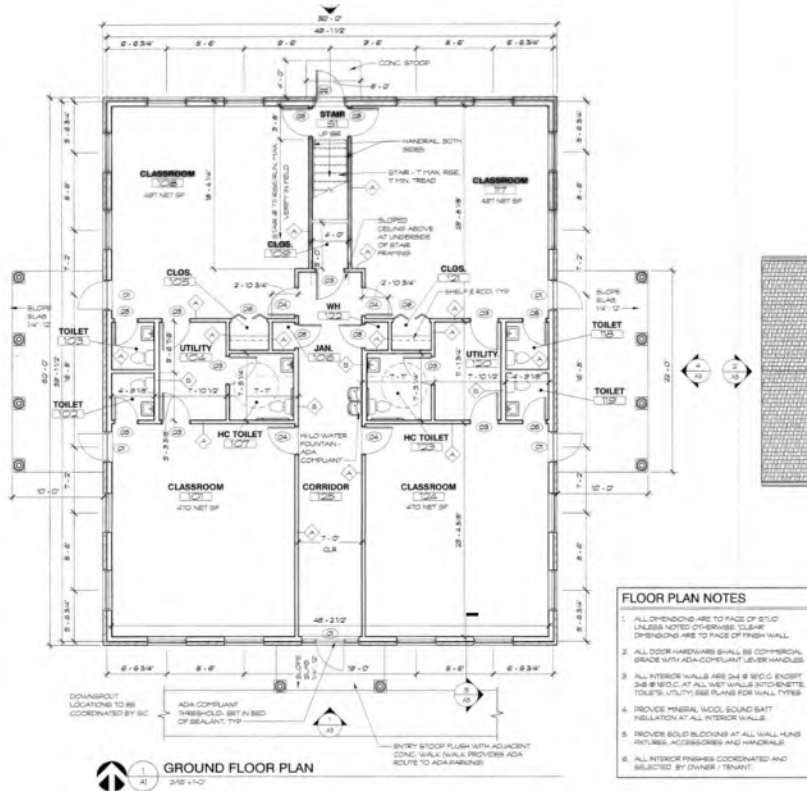
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BUILDING PLANS

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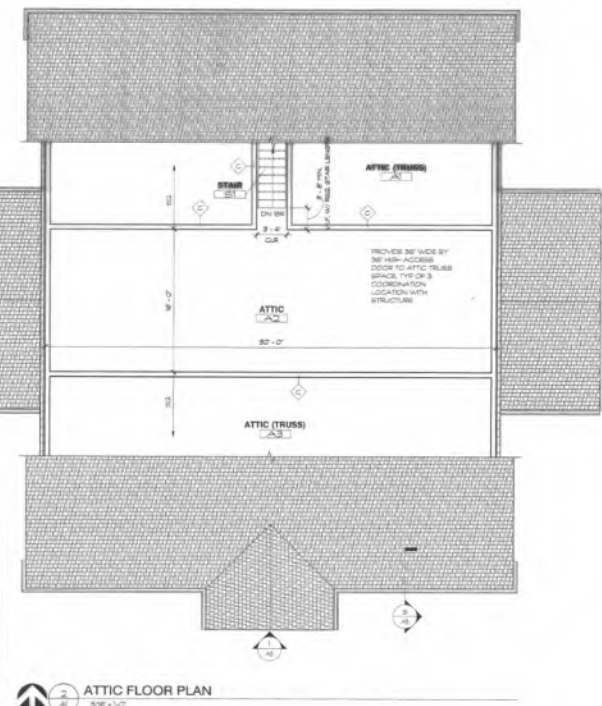
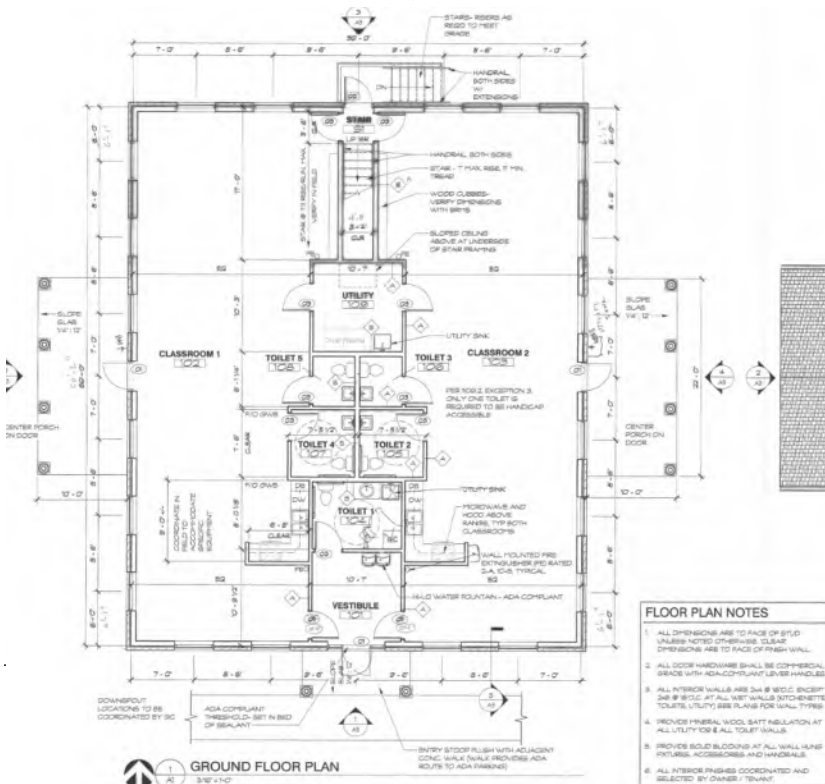
BUILDING A - MAIN FLOOR 3,000 SF

2ND FLOOR - 800 SF



BUILDING C - MAIN FLOOR 3,000 SF

2ND FLOOR - 800 SF



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SALE

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.



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