

Commercial Building on 10 Acres

Frontage on Anderson Highway

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

993 & 995 ANDERSON HIGHWAY

CUMBERLAND, VA 23040

 **\$365,000**

PROPERTY HIGHLIGHTS

- ✓ GREAT FUNCTIONAL
COMMERCIAL BUILDING
- ✓ FRONTAGE AND SIGNAGE
- ✓ ABILITY TO BUILD
RESIDENTIAL

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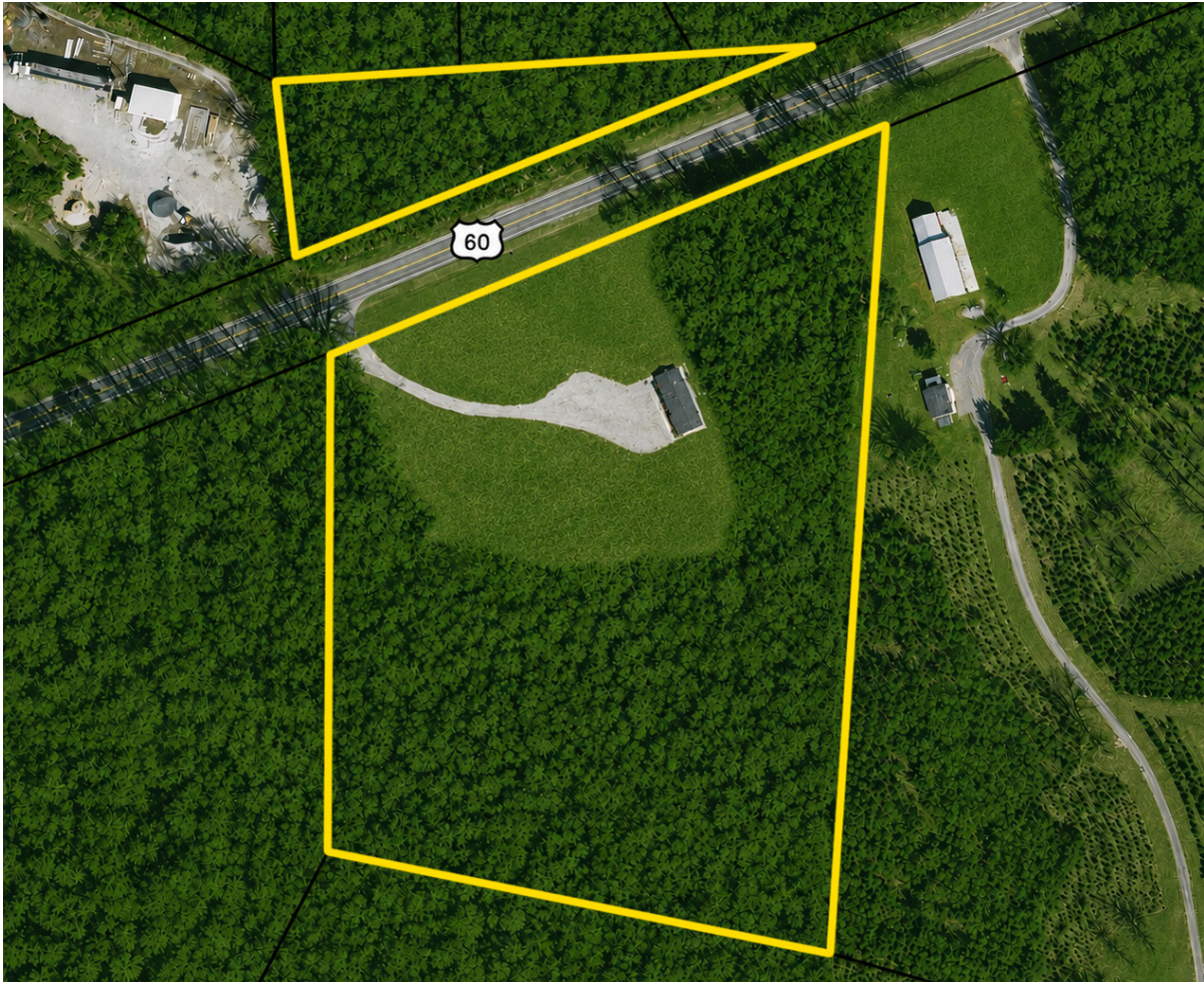
This former dentist office offers a turnkey opportunity for a business to locate and operate in the heart of Cumberland near the intersection Cartersville and Anderson Highway. The 2,100 SF building is read to occupy and has excellent signage and frontage.

Ideal uses would be medical, veterinary, office, church, salon, day care or other personal service businesses. The building has plumbing in four of the rooms plus two bathrooms making it ideal for medical use.

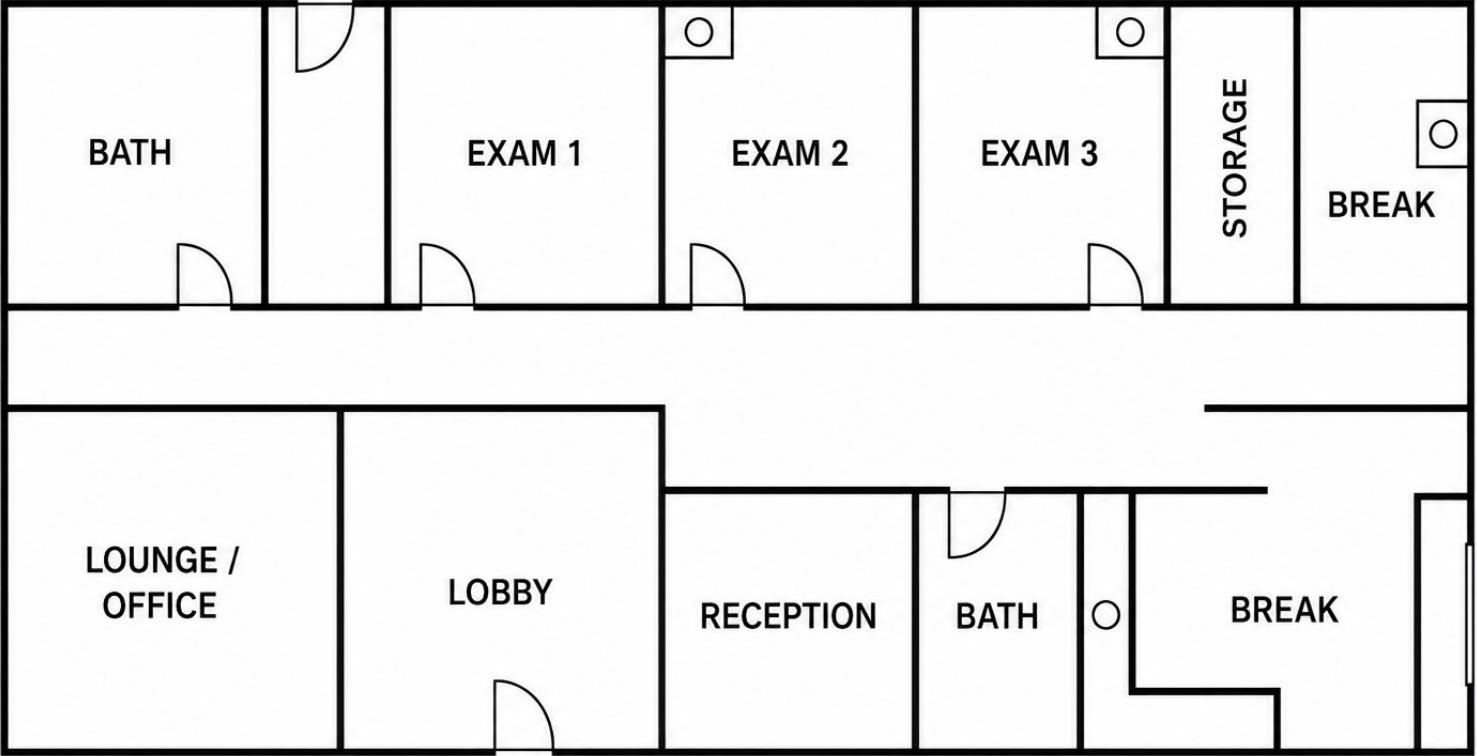
Residential lots are also permitted with a 2-acre minimum.

The land is mostly cleared and flat.

QUICK FACTS	
ADDRESS	993 & 995 Anderson Hwy, Cumberland, VA 23040
PID	50-A-29 and 50-A-29-A
ZONING	R2
LOT SIZE	10.5 AC total
GBA	2,100 SF
YEAR BUILT	1998
SALE PRICE	\$365,000

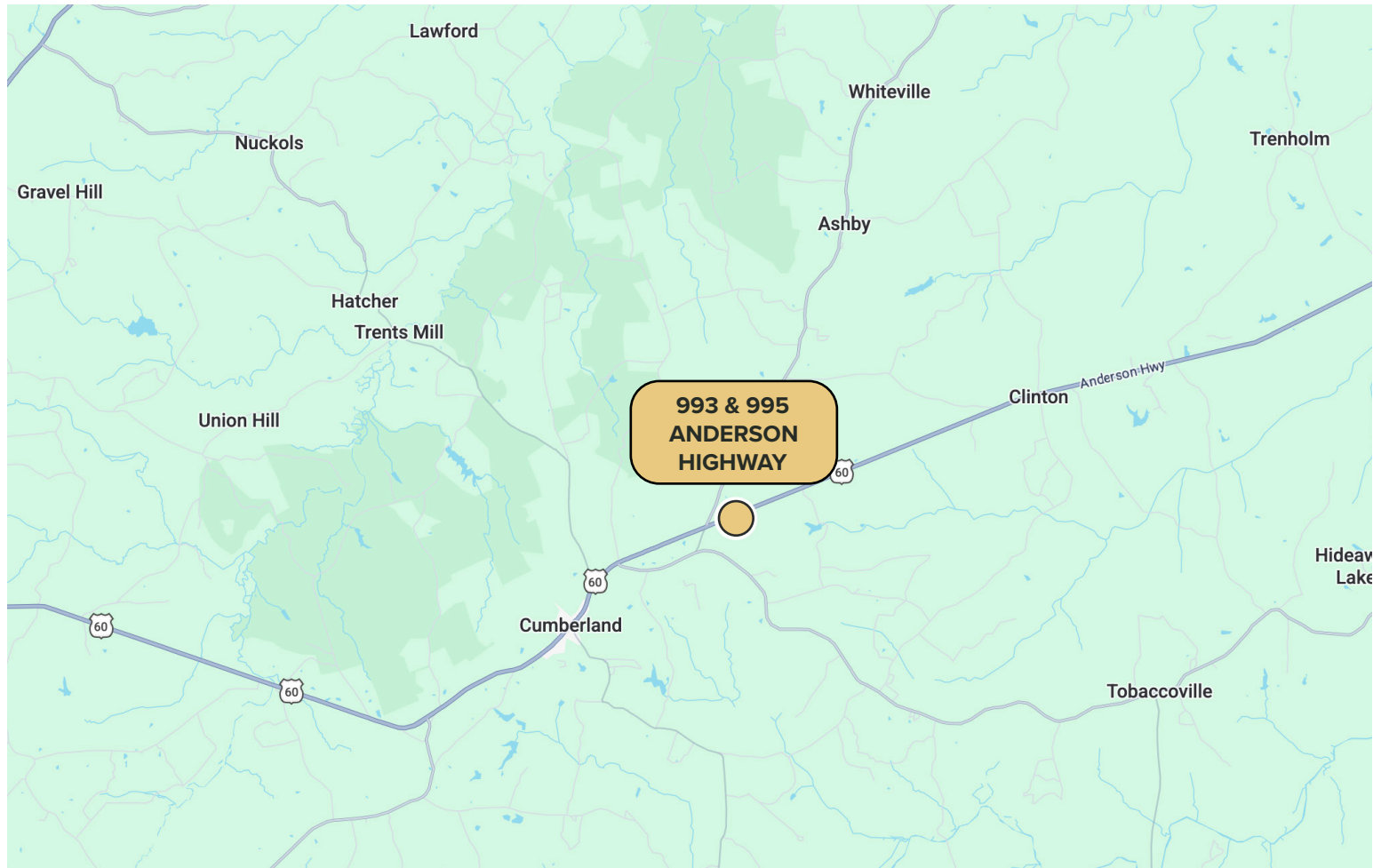






NOT TO SCALE

LOCATION



CUMBERLAND

Cumberland, Virginia, is a quiet, rural county seat located in the state's central heartland. Situated roughly 45 miles west of the Richmond metro area, it offers a peaceful, small-town escape while remaining within a manageable commuting distance. The area is celebrated for its abundant outdoor recreation and rich, historical atmosphere.

Nestled in the heart of the Cumberland State Forest in central Virginia is Bear Creek Lake. It's the perfect getaway for the outdoor enthusiast. Activities center on the 40-acre lake with a boat launch, fishing pier, boat rentals and a swimming beach.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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