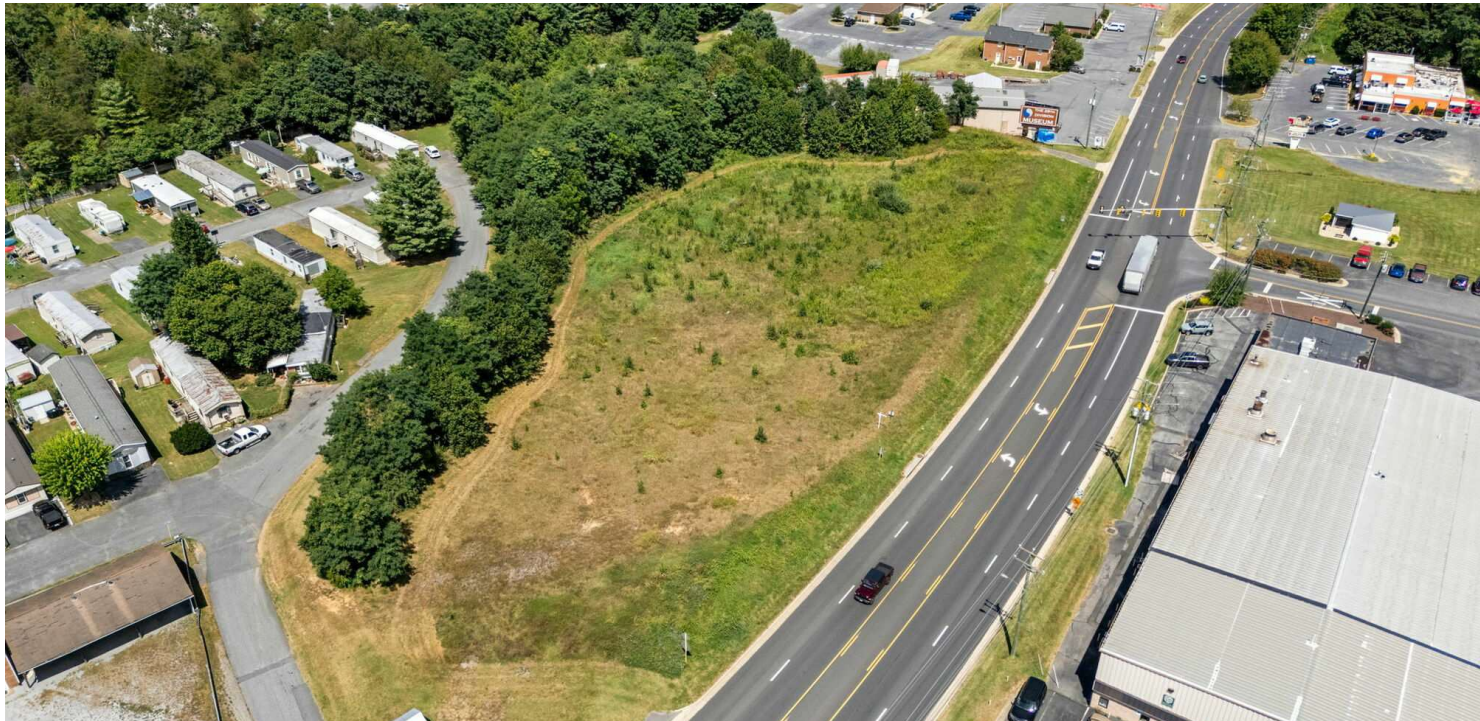


# 3 ACRES COMMERCIAL LAND | MINUTES FROM I-81

560 Lee Hwy, Verona, VA 24482

## Executive Summary



## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	3.13 Acres
Zoning:	GB
Utilities:	Public Water Available Public Sewer Available Electric Available
Road Frontage:	600 Feet
MLS#:	668415



## PROPERTY OVERVIEW

Over 3 acres of flat commercial land surrounded by residential properties with flexible General Business zoning. This location has over 600 feet of road frontage on Rt. 11 in Verona with 7,400 AADT, and it is only 1.5 miles from I-81 with close proximity to I-64. Water, sewer, and electric are available to the property.

### For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



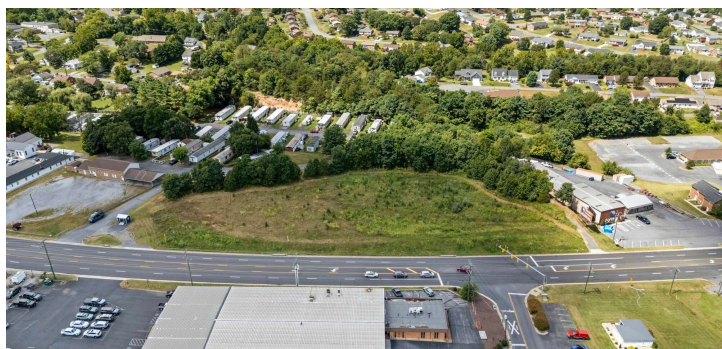
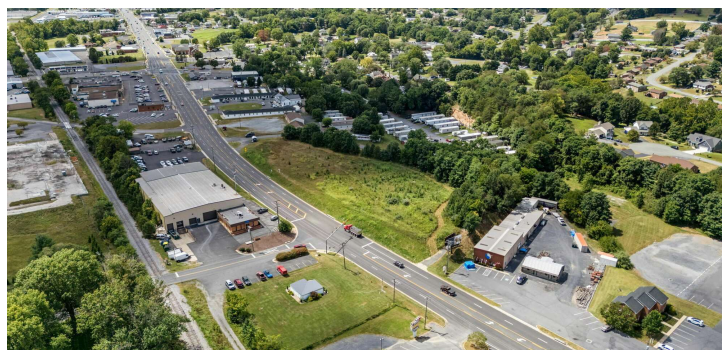
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### Additional Photos



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11

11

es Ct

Lee St

Lee St

Meade Park Circle

Randy Ln

Meade Park Circle

Lee Hwy

Dunsmore Rd

Quicks Mill Rd

Skyview Cir



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### Retailer Map



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