

SALE

.65 Ac. ±
Signalized Corner

1001, 1003 Ardmore Dr.
Lynchburg, VA, 24501



cbcread.com

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225

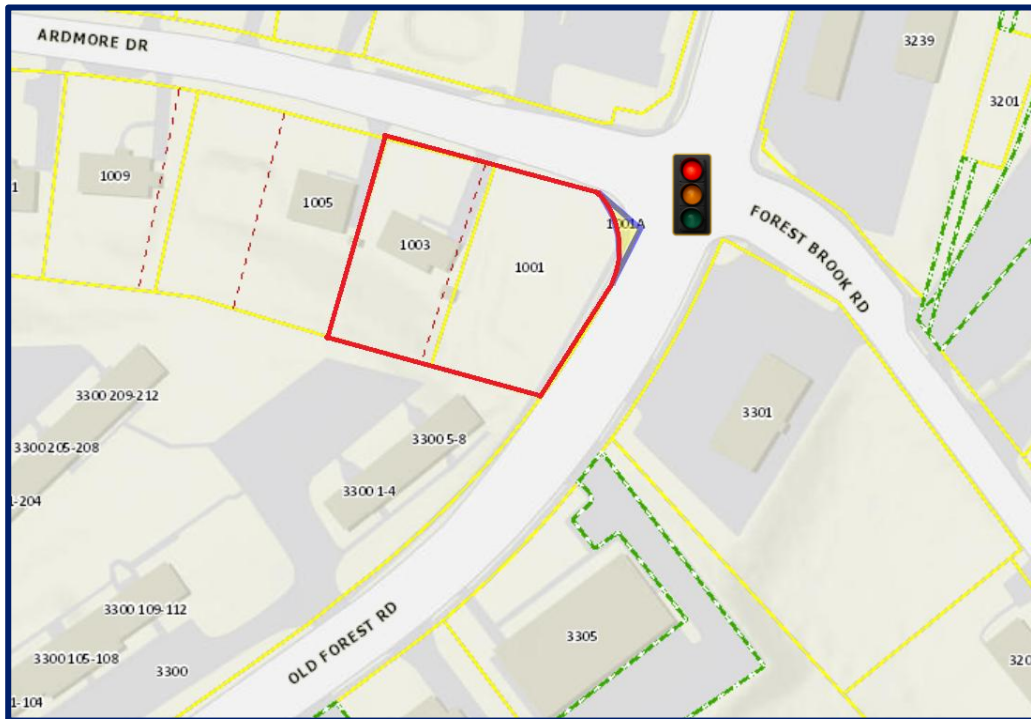


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Property Overview

This property is located at the signalized intersection of Ardmore Dr. and Old Forest Rd. This is a highly developed intersection with a Walmart shopping center located across Old Forest Rd. and numerous fast food restaurants located in close proximity. Property consists of 2 lots, 1 of which currently has a brick ranch dwelling on site. Property would require a rezoning for commercial uses. Other surrounding businesses include Kia Car Dealership, Shell Gas Station, Taco Bell, Bojangles, Biscuitville, Dunkin', Advance Auto and O'Reilly's Auto Parts.

PROPERTY HIGHLIGHTS

- 22,000 VPD Old Forest Rd. (2025)
- 136' road frontage (Old Forest Rd)
- 146' road frontage (Ardmore Dr.)
- Signalized intersection
- City Water & Sewer

OFFERING SUMMARY

Sale Price:	\$395.000
Lot Size:	+/- .65
Zoning:	R-2, R-3

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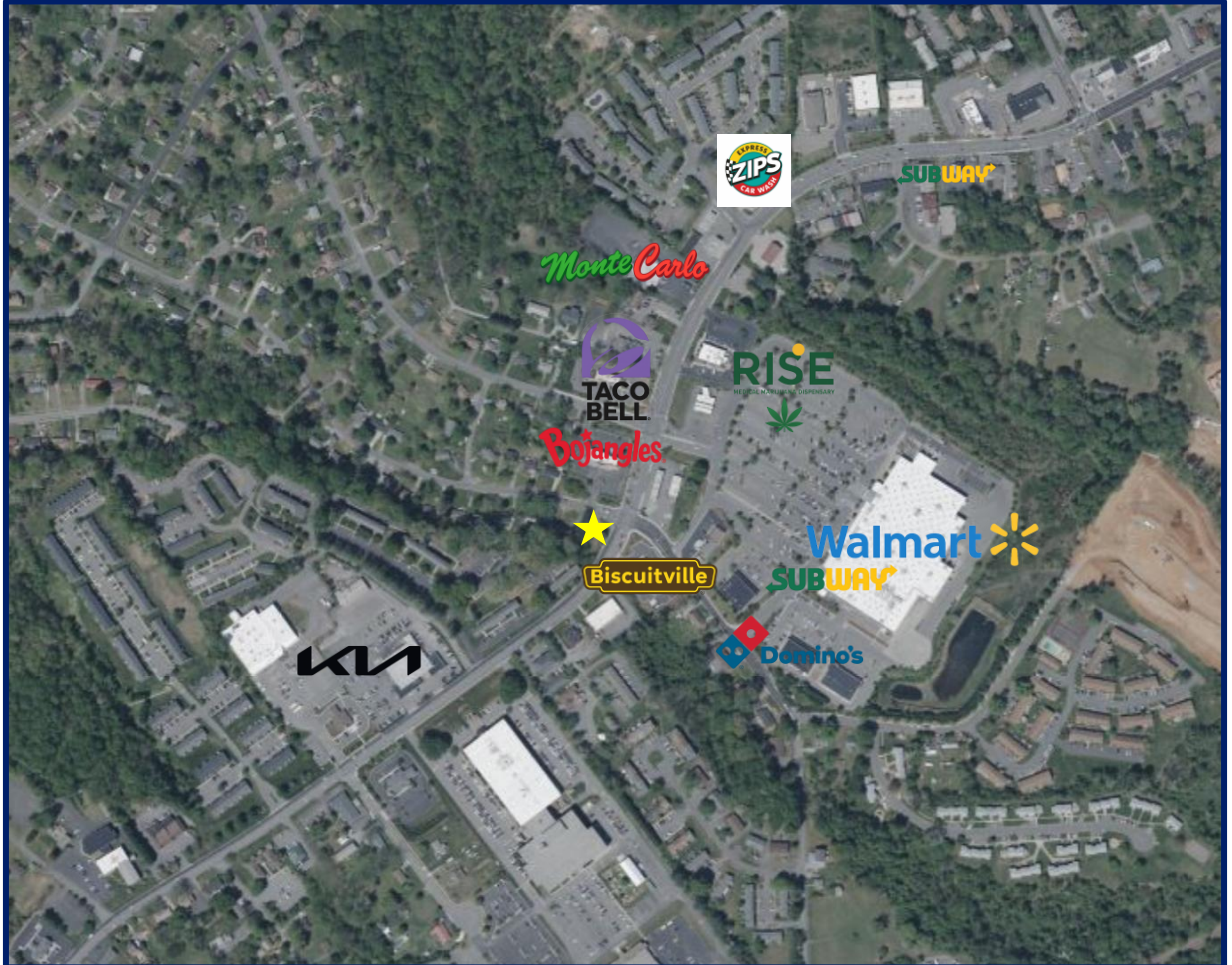


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Maps



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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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