

Real Estate Auction

Wednesday, June 7, 2023 at 12:30PM
at Homewood Suites by Hilton
4021 Wards Rd, Lynchburg, VA

Commercial Opportunity in Lynchburg!



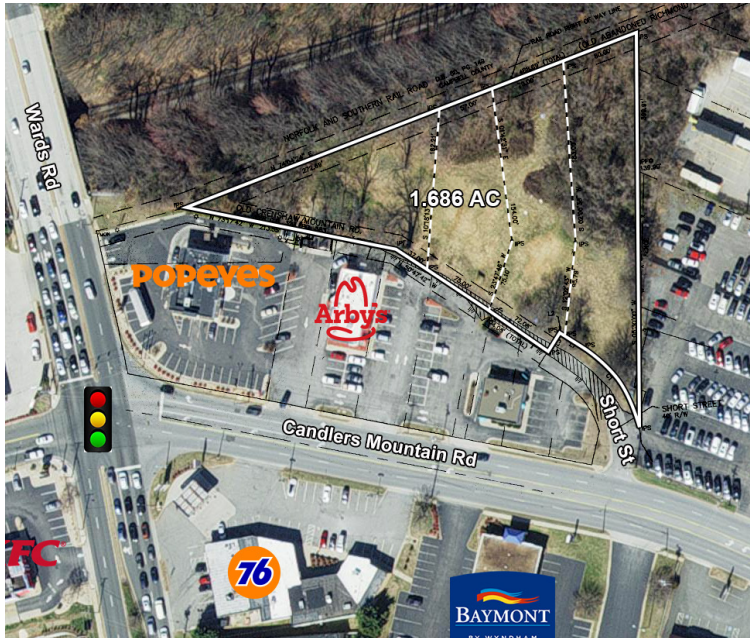
1.68 ACRES OFF WARDS

Property Location: 14-17 Short St, Lynchburg, VA

Prime Commercial Opportunity!

- 1.686 acres situated near the intersection of Wards Rd & Clanders Mountain Rd
- Located behind Arby's and Popeyes and adjacent to Terry Auto Sales
- Access off Clanders Mountain Rd via Short St
- Convenient to Liberty University, Central Virginia Community College, River Ridge Mall, and several shopping centers
- Zoned B-5 General Business District
- Good, level topography
- Traffic Count: 23,000 VPD on Wards Rd & 14,000 VPD on Clanders Mountain Rd
- Public Water: 8" line
- Public Sewer: 8" line
- Natural Gas: Columbia Gas
- Power: AEP
- (4) tax parcels (11602013, 11602014, 11602015, 11602003) with a total assessment of \$590,200

Details at [TRFAuctions.com](https://www.trfauctions.com)



DIRECTIONS TO PROPERTY

US-460 to Lynchburg. Take the Clanders Mountain Rd / US-501N exit. 1mi to RIGHT on Short St just past Terry Auto Outlet. Straight ahead to property.

AUCTION SITE

auction held off site at:
Homewood Suites by Hilton
4021 Wards Rd, Lynchburg, VA

AGENT ON SITE

- Wed, May 24 from Noon-1PM
- Tue, June 6 from Noon-1PM
- Agent available other times by appointment
- Self-guided tours ok anytime during daylight hours

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. See website for complete terms and conditions.



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434.847.7741



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Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597