

FOR SALE**4.7 Acres ±**

601 Graves Mill Road, Lynchburg, VA

Property Information

PRICE	\$299,000.00
LOT SIZE	4.7 Acres ±
ZONING	B-5C & R-C
ROAD FRONTAGE	690' on Graves Mill Rd.
WATER	12" line along Graves Mill Rd.
SEWER	18" line on property
ANNUAL TAXES	\$3,710.00
TRAFFIC COUNT GRAVES MILL RD.:	5,200 VPD - 2018
TRAFFIC COUNT U.S. 501:	35,000 VPD - 2018

Property Overview

Convenient location - short distance from the 501 / Graves Mill Road interchange. Over 600' of frontage on Graves Mill Road. The B-5C zoning allows for a wide variety of commercial uses. Surrounding businesses include Charlies Restaurant, Pinkerton Chevrolet & Buick, Heritages Funeral Home, Liberty University Online, Home Depot and numerous physician's offices.

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

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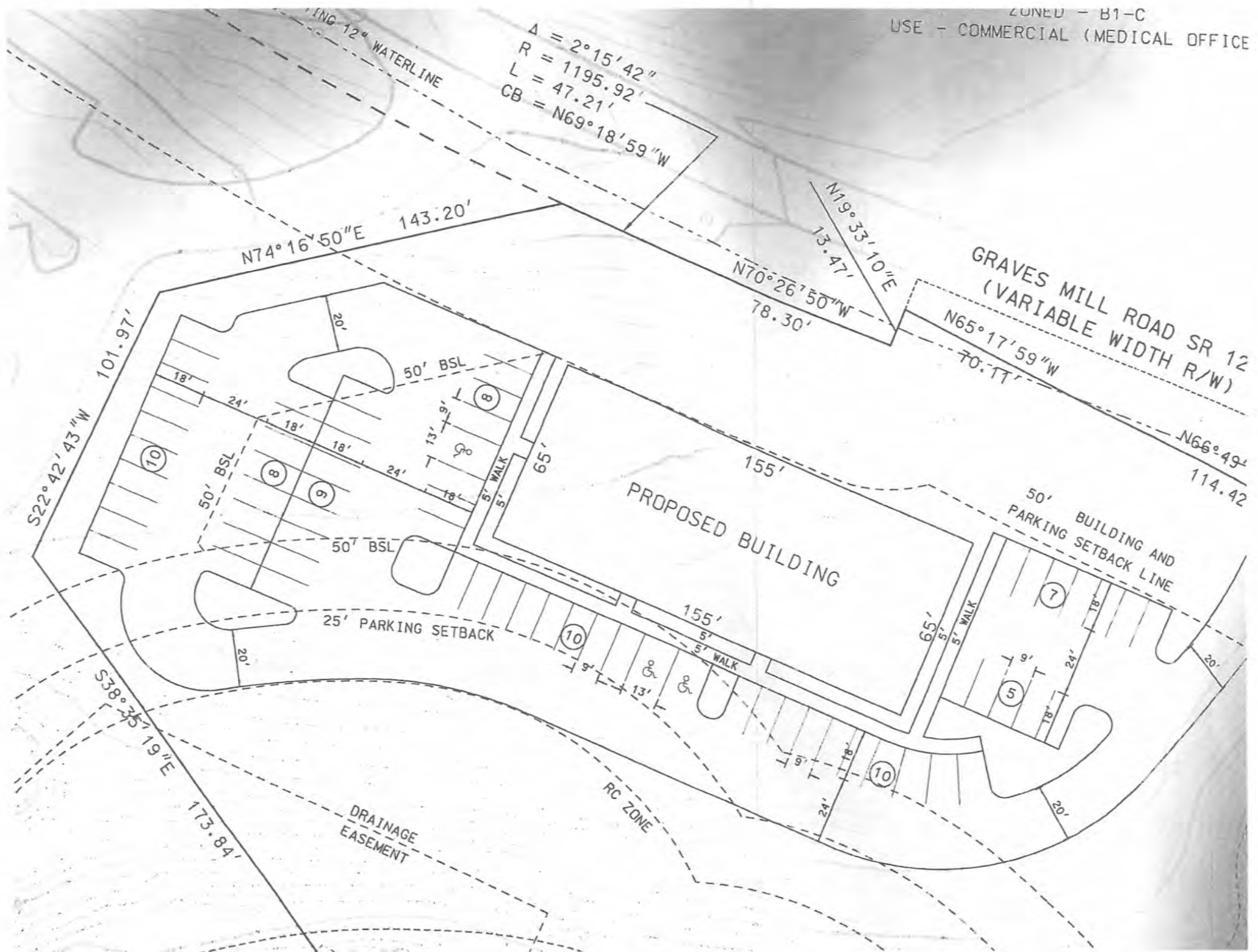
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CBCREAD.COM

ZUNED - B1-C

USE - COMMERCIAL (MEDICAL OFFICE



The City of Lynchburg, VA

Legend

- Street Labels
- Legal Lot Lines
- Vacated Right of Way
- Parcels
- Owner Undetermined
- Survey Gap
- Assessed By County



Feet

0 100 200 300 400

1:4,800 / 1"=400 Feet

9/12/2019

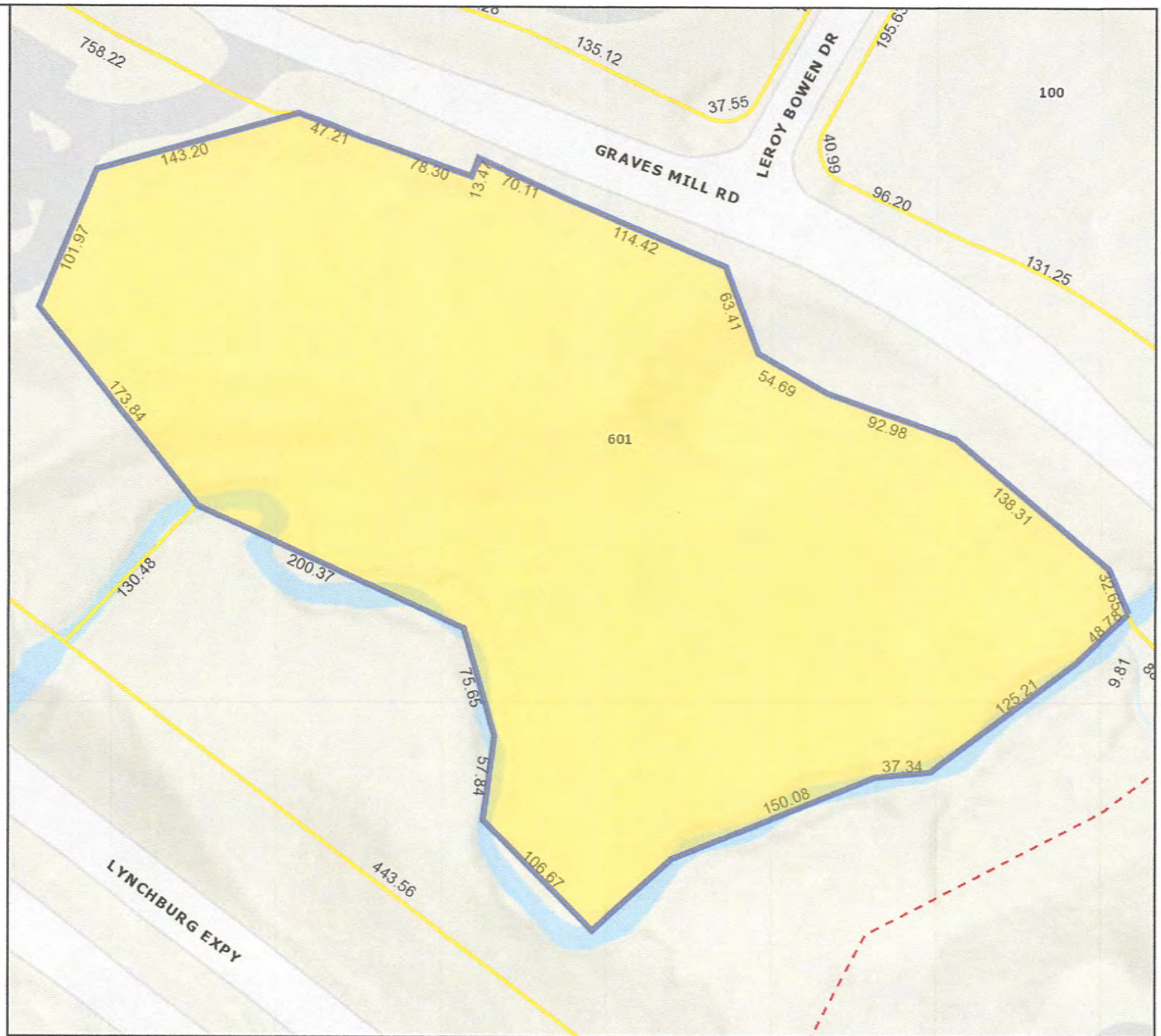
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Legend

- Addresses
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Feet

0 20 40 60 80
1:1,200 / 1"=100 Feet

9/12/2019

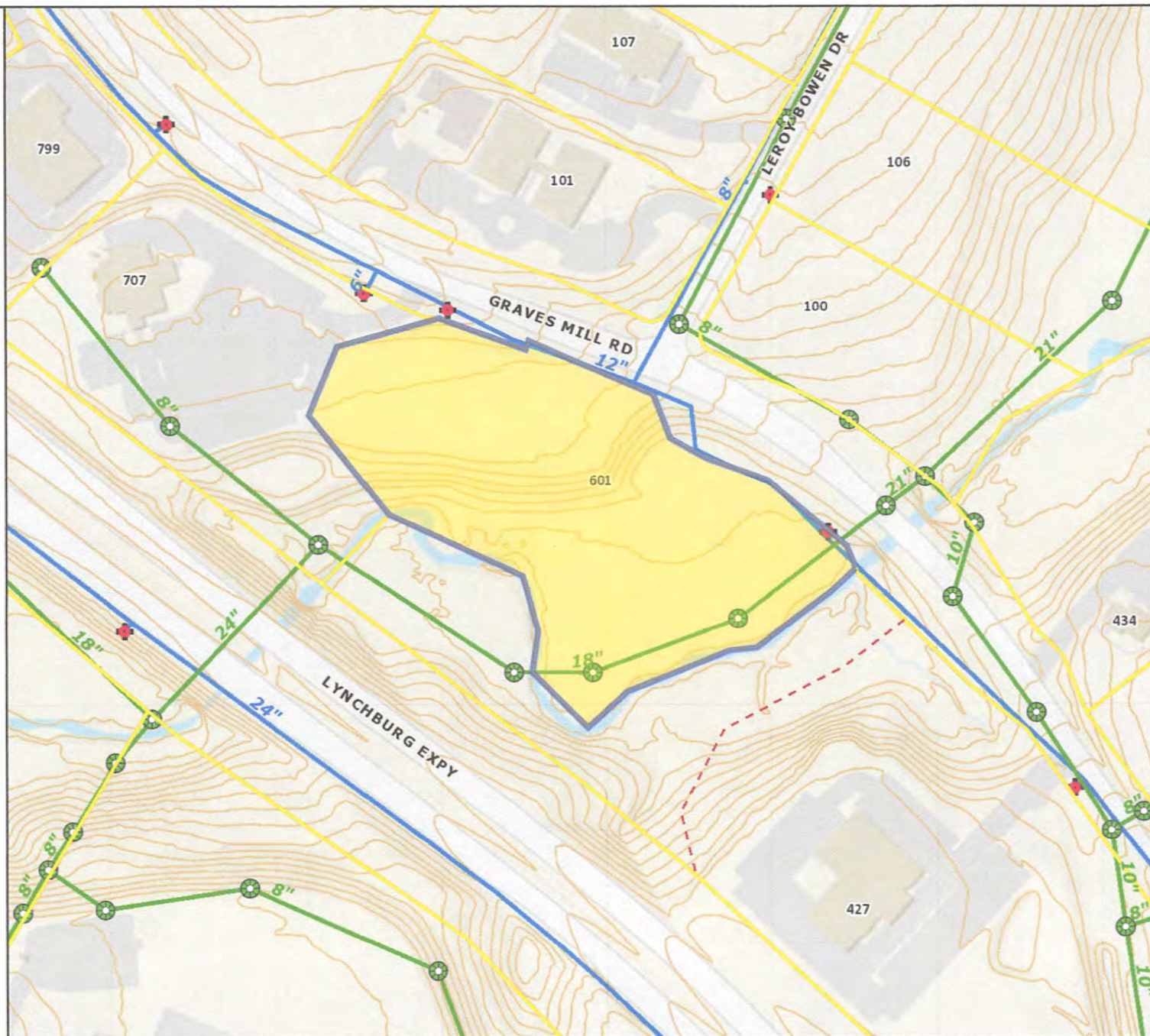
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- ⊕ Sanitary Sewer Manholes
- Sanitary Sewer Gravity Main
- Sanitary Sewer Pressurized Main
- ⬮ Water Hydrant
- Water Main
- 5ft



Feet
 0 50 100 150 200
 1:2,400 / 1"=200 Feet

Parcels


9/12/2019

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Legend

- Addresses
- Street Labels
- Legal Lot Lines
-  Vacated Right of Way
-  Parcels
-  Owner Undetermined
-  Survey Gap
-  Assessed By County
- Zoning

- 
- | | |
|---|------|
|  | B-1 |
|  | B-3 |
|  | B-4 |
|  | B-5 |
|  | I-1 |
|  | I-2 |
|  | I-3 |
|  | R-1 |
|  | R-2 |
|  | R-3 |
|  | R-4 |
|  | IN-1 |
|  | IN-2 |
|  | R-C |



Feet

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1:1,200 / 1"=100 Feet

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