

Commercial Lots

FOR SALE



READ & CO. REALTORS

Waterlick Rd. | Forest, VA



PROPERTY OVERVIEW

Six lots fronting on Waterlick Rd. near the Thomas Jefferson Rd. intersection. Property lays well. Water available. Ideal for office, beauty salon, multi-family, counseling, church, & day care.

Surrounding businesses include: Gary's Garden Center, Runk and Pratt, & Depaul Family Services

FOR MORE DETAILS CONTACT:

Ricky Read, CCIM | ricky@realestatelynchburg.com
Luke Dykeman | lukedykeman@realestatelynchburg.com

DETAILS

SIZE:	.91 – 3.67 Acres ±
PRICE:	Lot 1: \$109,000 (389' Road Frontage ±) Lot 3: \$89,000 (130' Road Frontage ±) Lot 4: \$89,000 (130' Road Frontage ±) Lot 5: \$89,000 (130' Road Frontage ±) Lot 6: \$119,000 (133' Road Frontage ±) Lot 7: \$135,000 (438' Road Frontage ±)
FEATURES:	-Lays Well -Water Available -Many possible uses -9,300 VPD
ZONING:	C-1 (Office District)

www.CBCREAD.com

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Main	434-455-2285 ext. 101	Cell	434-841-3659	101 Annjo Court
Main	434-455-2285 ext. 107	Cell	434-944-3920	Forest, VA 24551

AERIAL VIEW

Gary's Garden Center



Depaul Family Services



Waterlick Rd. 9,300 VPD

Lot Lines Are Approximate



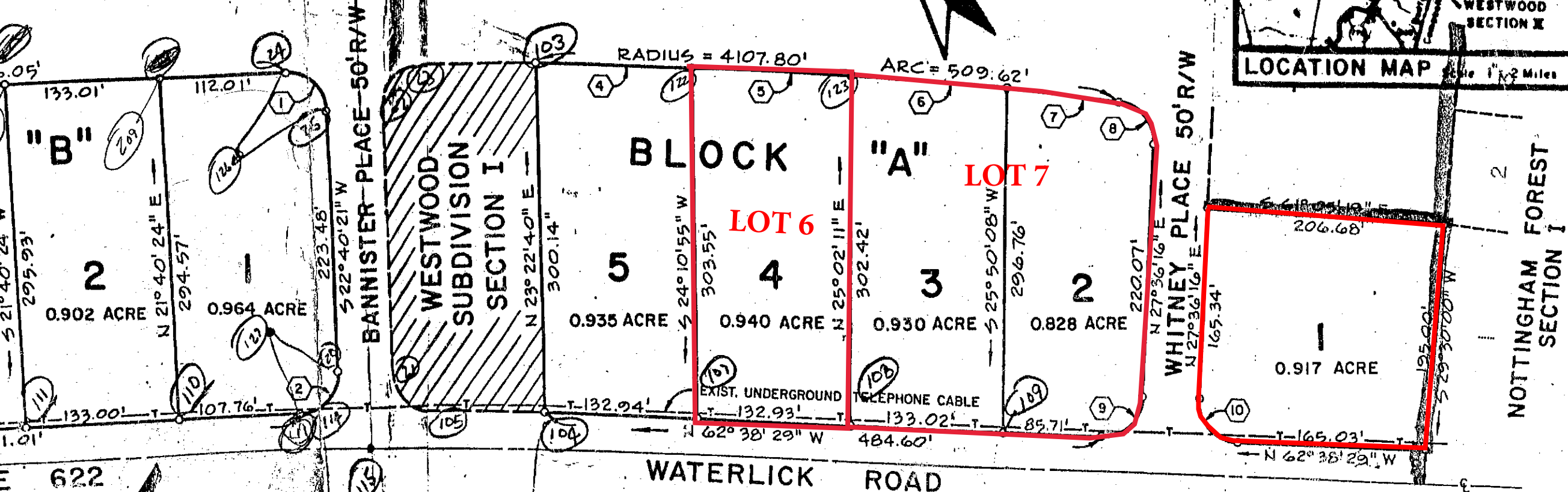
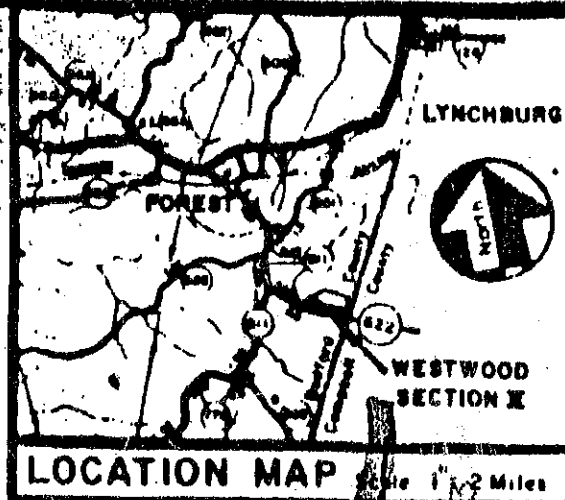
$\Delta = 18^{\circ} 01' 47''$
 $R = 956.785$
 $A = 4701.30$
 $C = 146.58$

2360

REMAINING PROPERTY OF
DOUBLE E. CORPORATION
(DEED BOOK 485 — PAGE 355)

846-9451
Donnie Stinoffe
M. Ke wood
P.B.21

PG.317



NOTES:

1) THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT A PUBLIC SEWER SYSTEM. BEFORE THE CONSTRUCTION OF ANY DWELLING CAN BEGIN, THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO ENSURE PROPER LOCATION OF PRIVATE SEWER SYSTEMS IN RELATION TO THE LOCATION

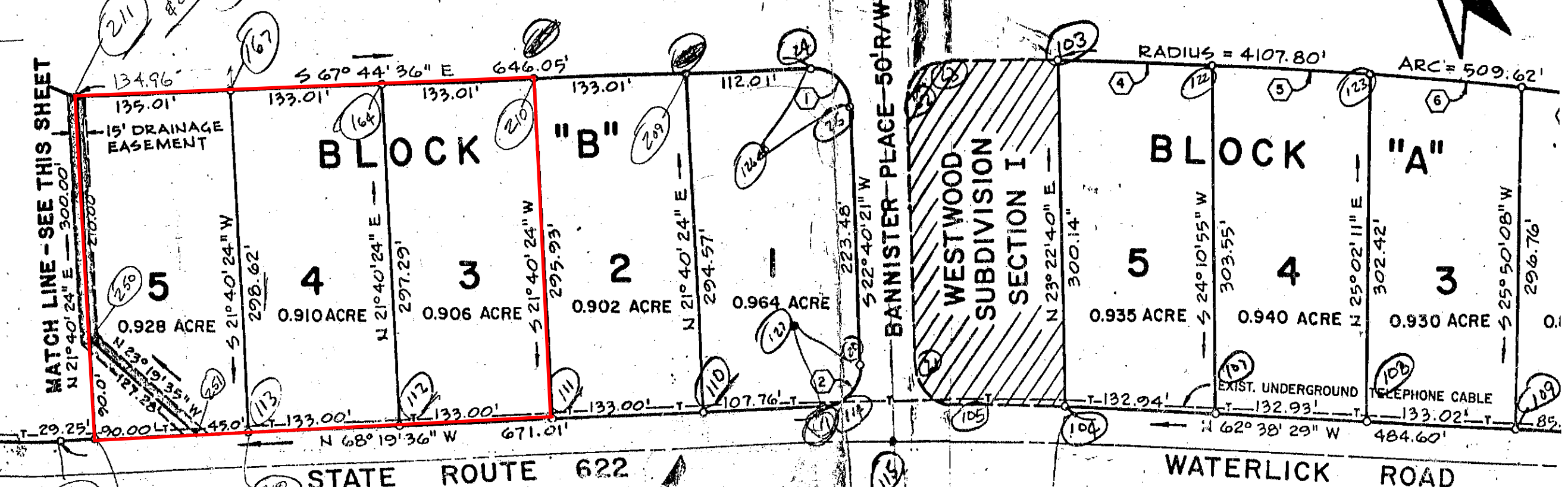
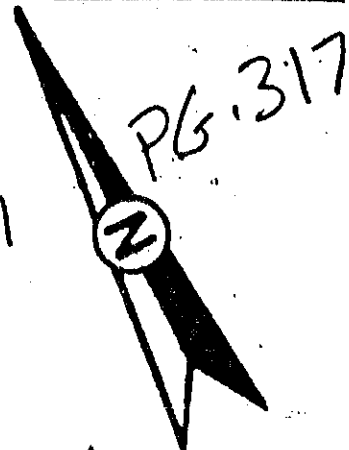
This subdivision is satisfactory for the installation of septic tanks, and they will not, so far as can be determined, create hazards to public health. The manipulation of the soil could change the suitability of these areas for such systems.

STER PLACE AND WHITNEY PLACE ARE RESERVED
AINING PROPERTY OF DOUBLE E. CORPORATION
ON II OF WESTWOOD SUBDIVISION MAY BE USED
ULTI-FAMILY OR COMMERCIAL DEVELOPMENT WITH

$\Delta = 28^{\circ} 01' 47''$
 $R = 956.785$
 $A = 4701.30$
 $C = 46.58$
 $F = 240$

REMAINING PROPERTY OF
DOUBLE E. CORPORATION
(DEED BOOK 495 — PAGE 355)

246-9451
Donnie
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DOUBLE E. CORPORATION
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- 2) I.P.S. INDICATES IRON PINS SET AT POINTS INDICATED (w).
- 3) THE TOTAL AREA OF WESTWOOD, SECTION II, IS 14.185 ACRES.

SOURCE OF TITLE:
T. FRED C. HOWELL, CER