

SALE

KENTUCKY HOTEL

900 Fifth St. Lynchburg, VA 24504



SALE PRICE

\$379,900

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.**

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

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PROPERTY DESCRIPTION

The Kentucky Hotel, circa 1790, is one of only three remaining ordinaries still standing in Lynchburg, VA. The property sits at the corner of Fifth St. and Jackson St. near the Centra Community Health Center. The Historic Fifth St. corridor underwent substantial revitalization in 2009/2010 with upgraded landscaping, sidewalks, crosswalks, round-about and utilities. Despite its age, the Kentucky Hotel is in remarkably great condition with a newly sealed and painted roof, new gutters and down spouts, heating and cooling system, security system and well maintained landscaping and grounds. The zoning allows for mixed use development and the large lot size(over .5 Acres*) could accommodate off-street parking, a rarity in the downtown area. The building boasts Federal Style Architecture, 2 fireplaces on each level(8 total), plaster walls, 1.5 baths w/ claw-foot tub and wood flooring throughout.

PROPERTY HIGHLIGHTS

- VA Landmark Register
- Revitalization Zone 2
- Opportunity Zone
- National Register of Historic Places
- Enterprise Zone

<https://www.dhr.virginia.gov/historic-registers/118-0177/>

OFFERING SUMMARY

Sale Price:	\$379,900
Lot Size:	0.52 Acres
Building Size:	3,220 SF
Zoning:	B4
Age:	1790(addition in 1814)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	1,408	4,512
Total Population	906	3,219	9,464
Average HH Income	\$38,224	\$36,549	\$38,326



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INTERIOR

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EXTERIOR

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* 7 Total Parcels

- 900 5th St.: .156 Acres & Building
- 906 5th St.: .166 Acres
- 906A 5th St.: 10' alley
- 908 5th St.: .024 Acres
- 507 Jackson St.: .111 Acres
- 509 Jackson St.: .031 Acres
- 511 Jackson St.: .034 Acres



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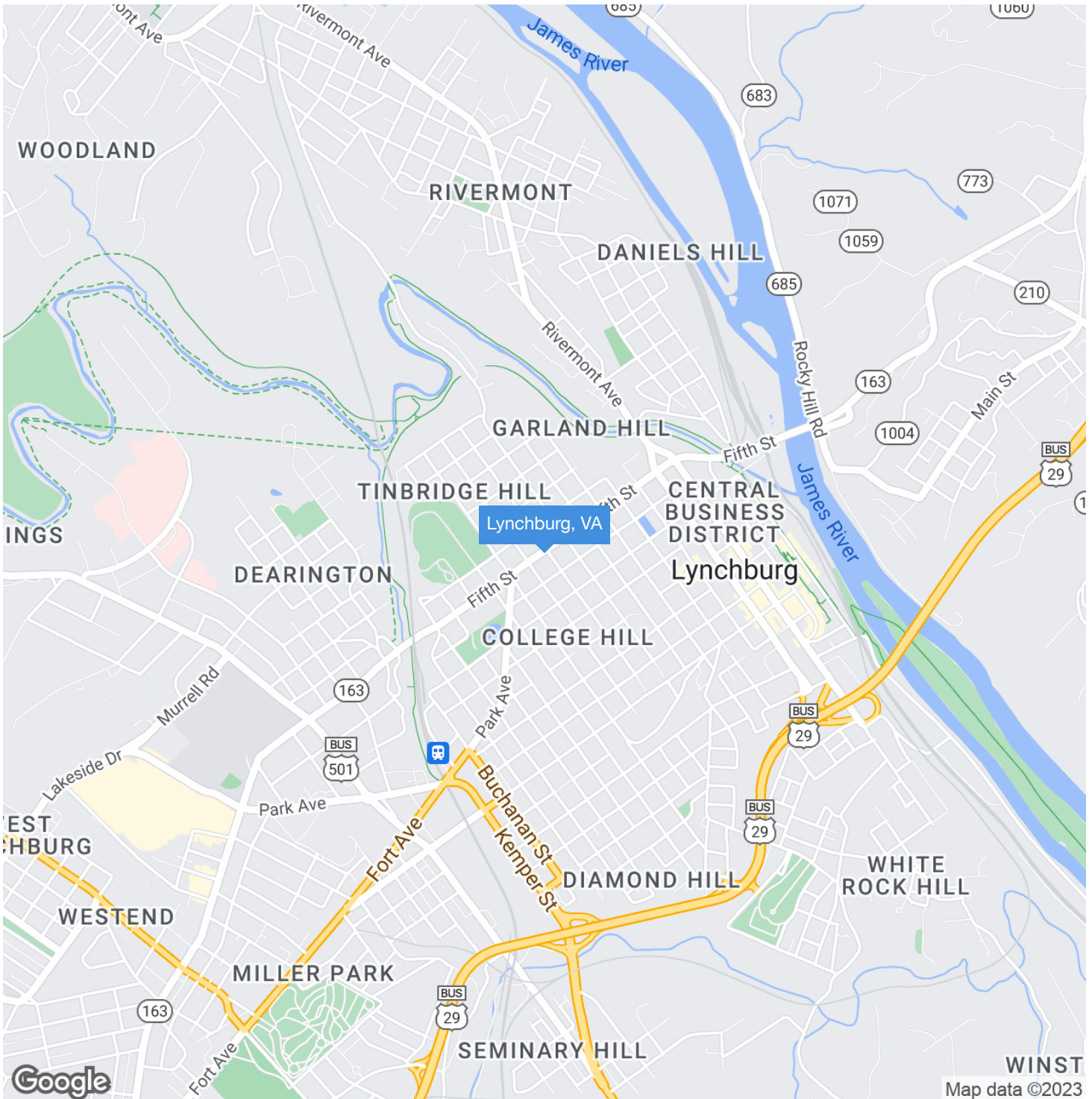


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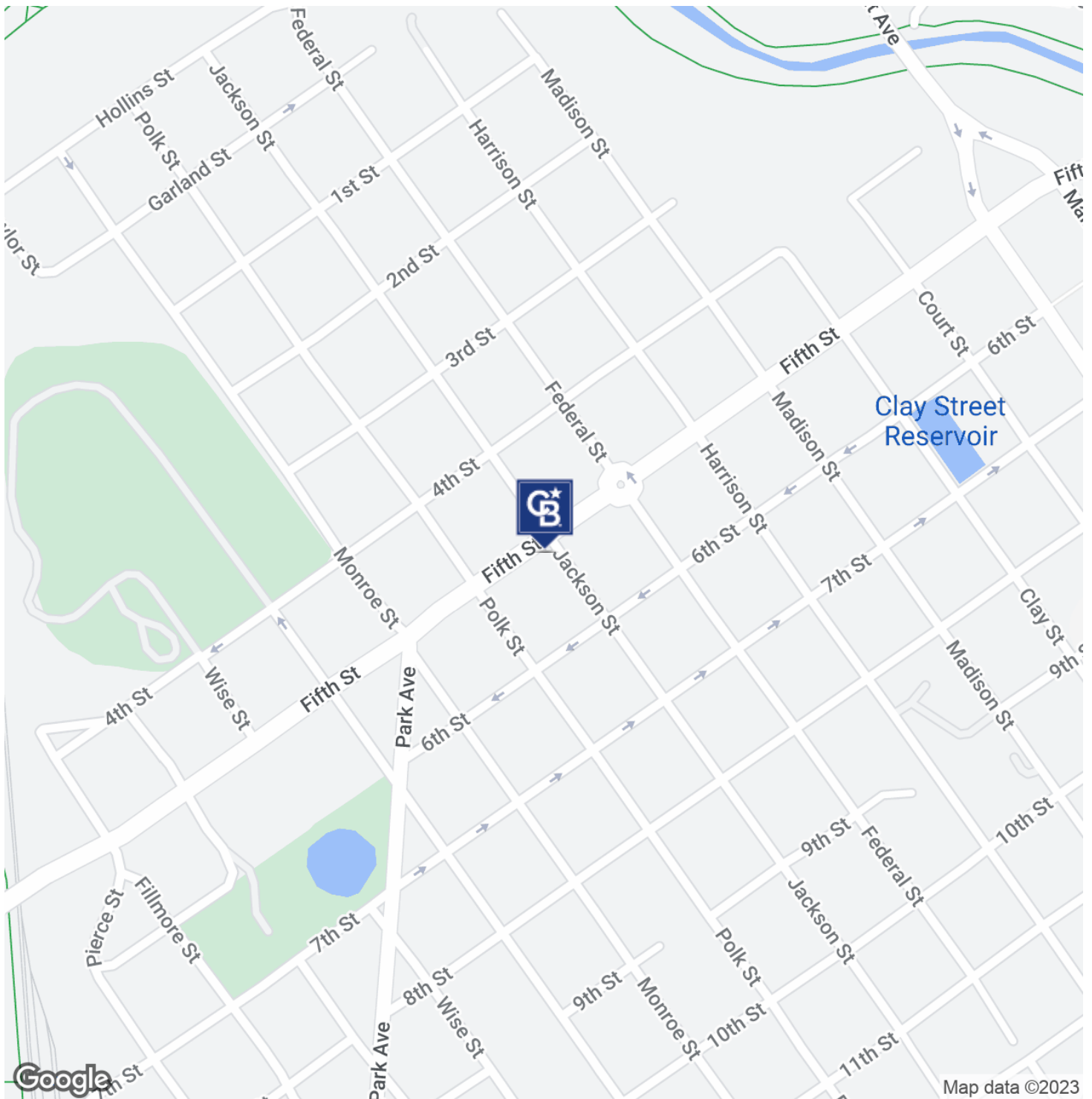


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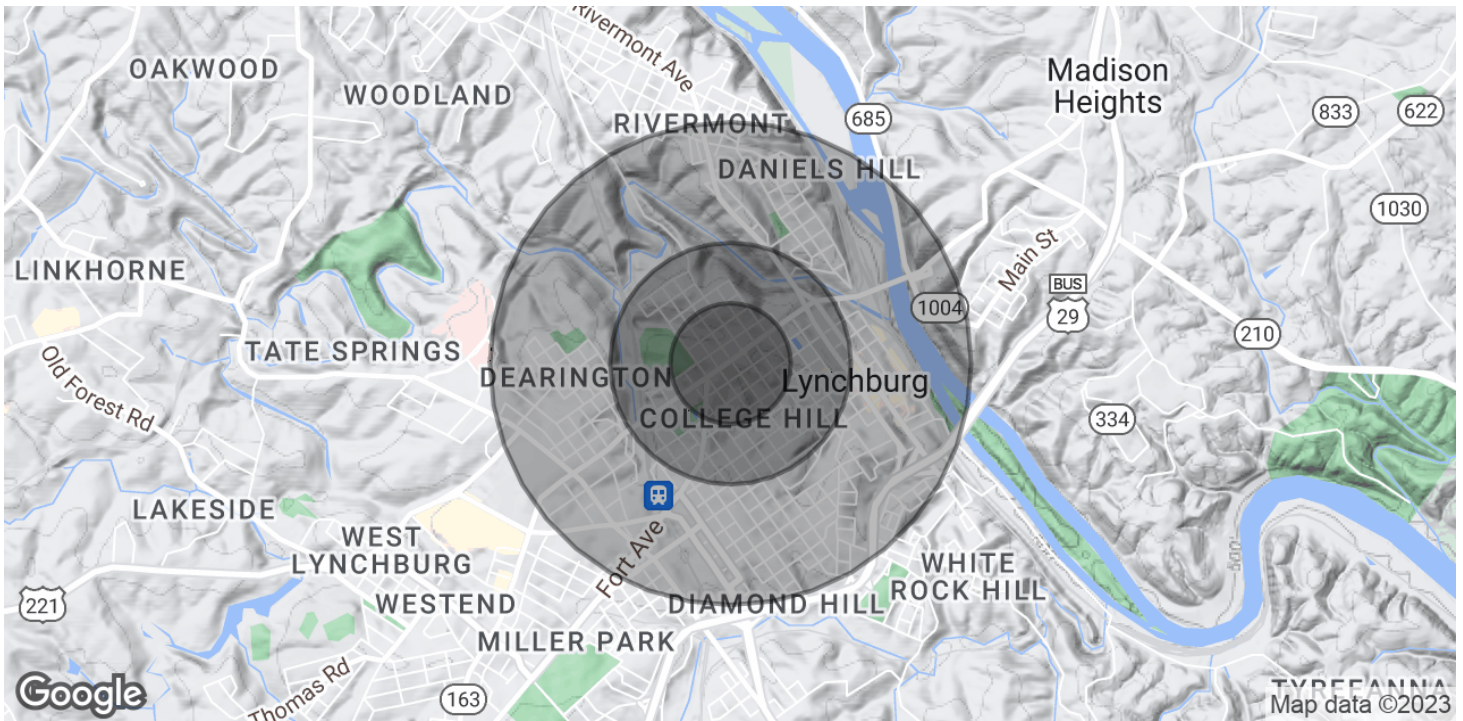


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	906	3,219	9,464
Average Age	30.6	29.4	32.2
Average Age (Male)	28.8	27.2	28.3
Average Age (Female)	34.4	34.5	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	1,408	4,512
# of Persons per HH	2.6	2.3	2.1
Average HH Income	\$38,224	\$36,549	\$38,326
Average House Value	\$95,410	\$69,044	\$87,840

* Demographic data derived from 2020 ACS - US Census

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CONFIDENTIALITY AGREEMENT

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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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