



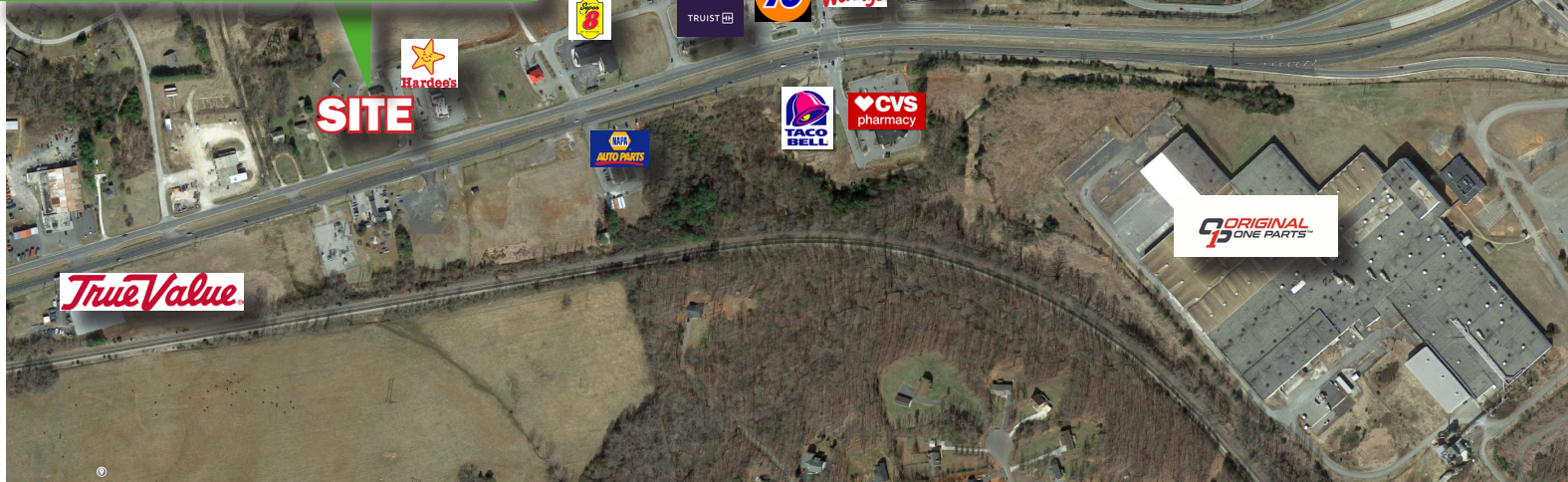
**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

# FOR SALE

7431 RICHMOND HWY. - APPOMATTOX VA

**2.3 Acres & 3,290 Sq. Ft. ±\***

\*Outbuildings Have Additional Square Footage



## Property Overview

Located on the highly traveled Rt. 460 in Appomattox, VA, this approximately 2.3 acre parcel is located adjacent to Hardee's and in close proximity to numerous retail and office locations. Ideal for a variety of uses including redevelopment, restaurant, office, retail, and medical.

## Features

- Ideal for Redevelopment
- Lays Well
- 245' of Road Frontage
- Zoned B-2
- Water/Sewer Available
- Electricity On-site
- Highly Visible Location
- Close Proximity to Area Businesses
- 3,290 Sq. Ft. Commercial Office Building
- High Traffic Count
- 1,200 Sq. Ft. Garage w/ (2x) 14'x12' Roll-Up Doors
- Large Shed (24'x18')
- Small Utility Shed
- 3 Bathrooms

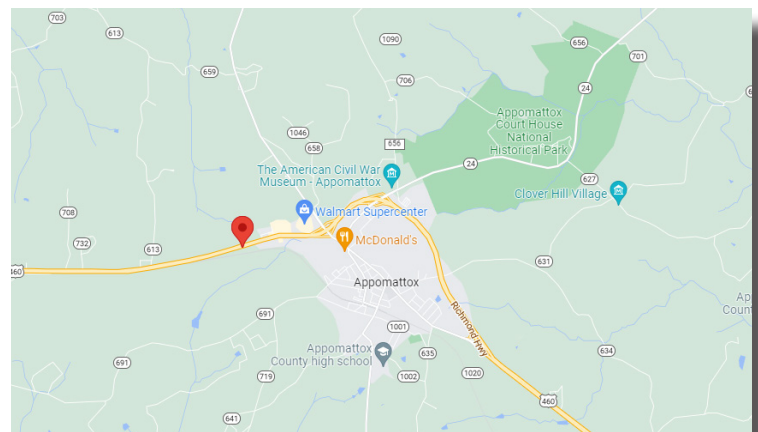
## Price

**\$995,000**

RICKY READ, CCIM  
434-841-3659  
ricky@realestatelynchburg.com

LUKE DYKEMAN  
434-944-3920  
lukedykeman@realestatelynchburg.com

FORREST BOOTH  
434-841-4110  
forrest@realestatelynchburg.com



**COLDWELL BANKER COMMERCIAL  
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101 ANNJO COURT  
FOREST, VA 24551  
WWW.CBCREAD.COM

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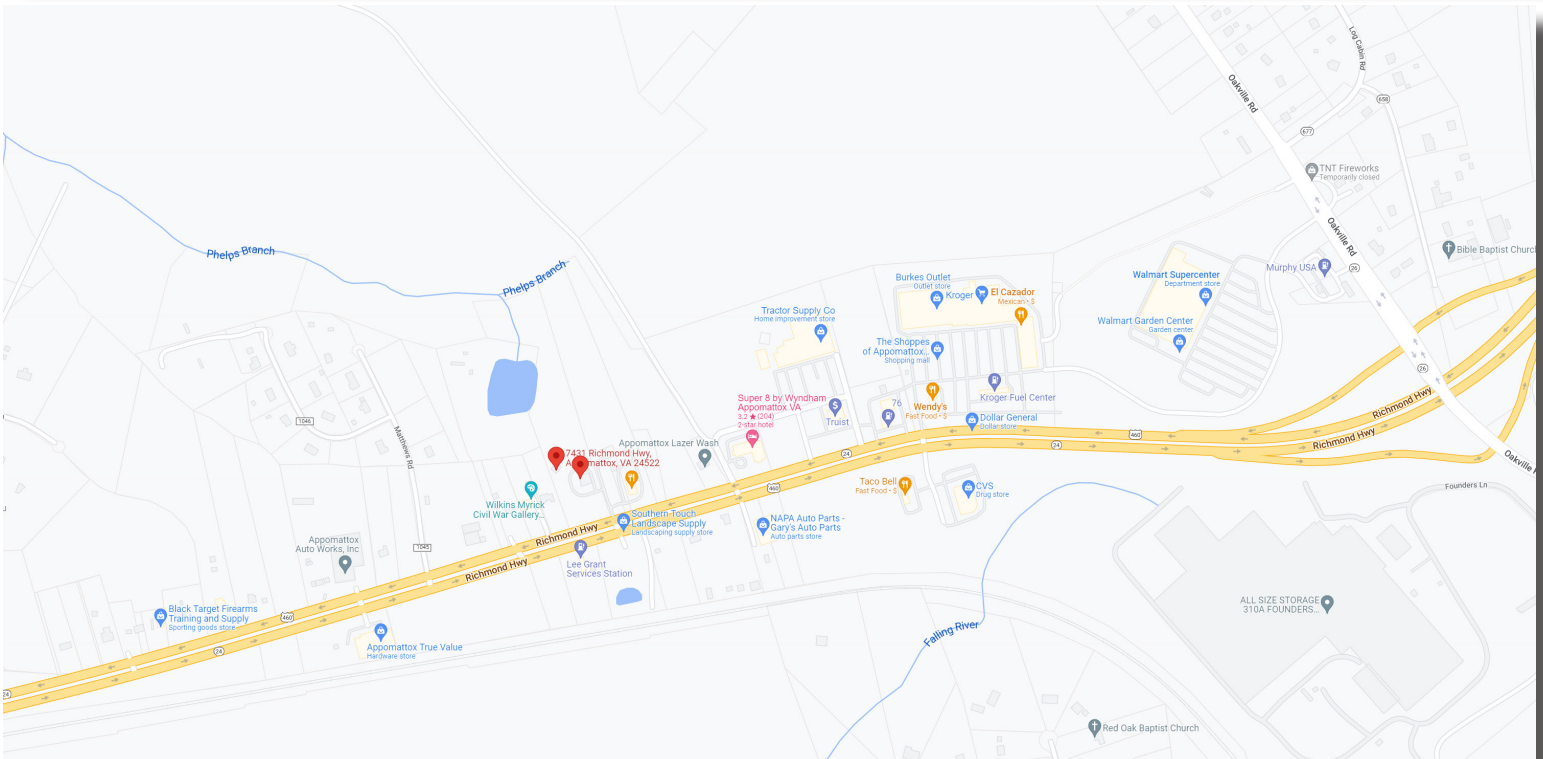
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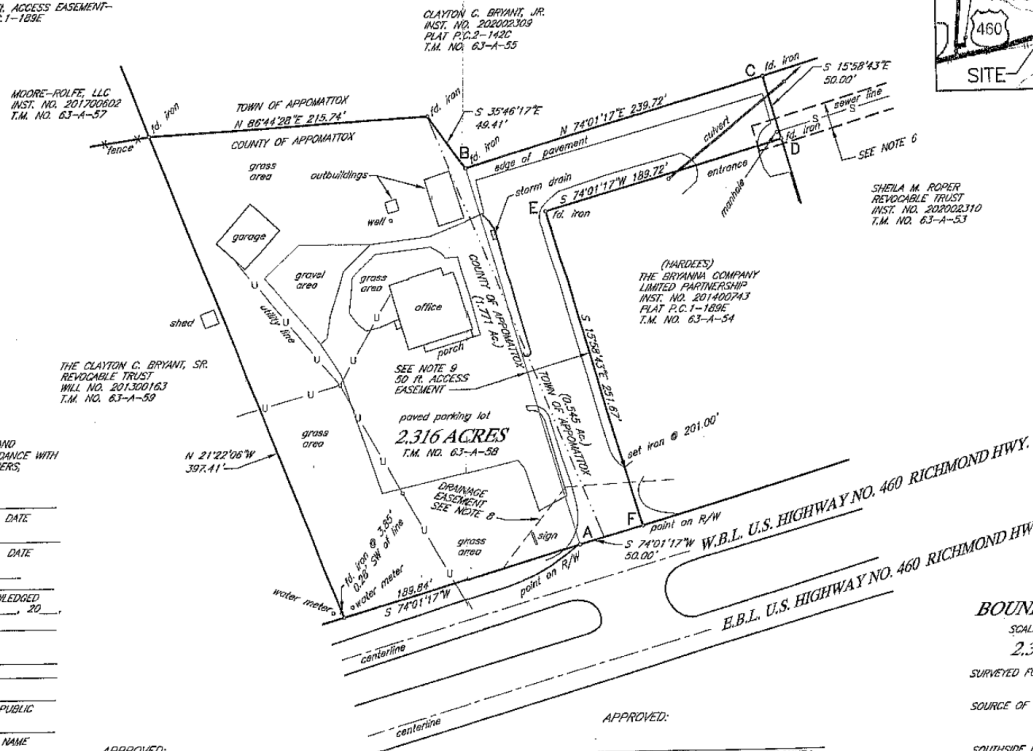
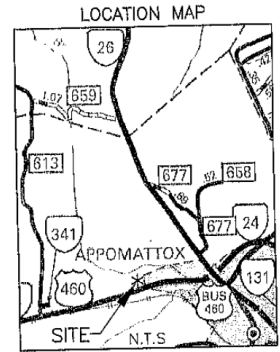
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**FOR SALE**

- NOTE: 1. THIS IS A BOUNDARY SURVEY. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN.  
2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.  
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED.  
4. T.M. NO. 63-A-58  
5. REFERENCE PLAT: P.C.1-1896 & P.C.2-1420  
6. EXISTING 20 FT. UTILITY EASEMENT- INST. NO. 201400742 w/PLAT  
7. G.P.S. GRID NORTH BASED ON TOPCON NETWORK SURVEY WITH TOPCON INSTRUMENTS  
8. EXISTING VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT- INST. NO. 201400689 & PLAT S.H.P.B.5 P.182  
9. A-B-C-D-E-F-A: EXISTING 50 FT. ACCESS EASEMENT- INST. NO. 201400743 & PLAT P.C.1-1896

**DICKERSON SURVEYING LLC**

500 Court Street P.O. Box 112  
Appomattox, Virginia 24522  
434-552-8580  
Michael Ray Goan  
Land Surveyor



THE PLATTING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER	DATE
OWNER	DATE
STATE OF _____	
CITY/COUNTY OF _____	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.	
BY _____	
NOTARY PUBLIC	
REGISTRATION NO. _____	
MY COMMISSION EXPIRES: _____	
NOTARY PUBLIC	
PRINTED NAME _____	

APPROVED:

SUBDIVISION AGENT-TOWN OF APPOMATTOX

APPROVED:



**BOUNDARY SURVEY**  
SCALE: 1 IN. = 50 FT.  
**2.316 ACRES**

SURVEYED FOR: THE CLAYTON C. BRYANT, SR. REVOCABLE TRUST

SOURCE OF TITLE: THE CLAYTON C. BRYANT, SR. REVOCABLE TRUST  
WILL NO. 201300163

SOUTHSIDE DISTRICT APPOMATTOX COUNTY  
TOWN OF APPOMATTOX  
VIRGINIA

AUGUST 30, 2022