

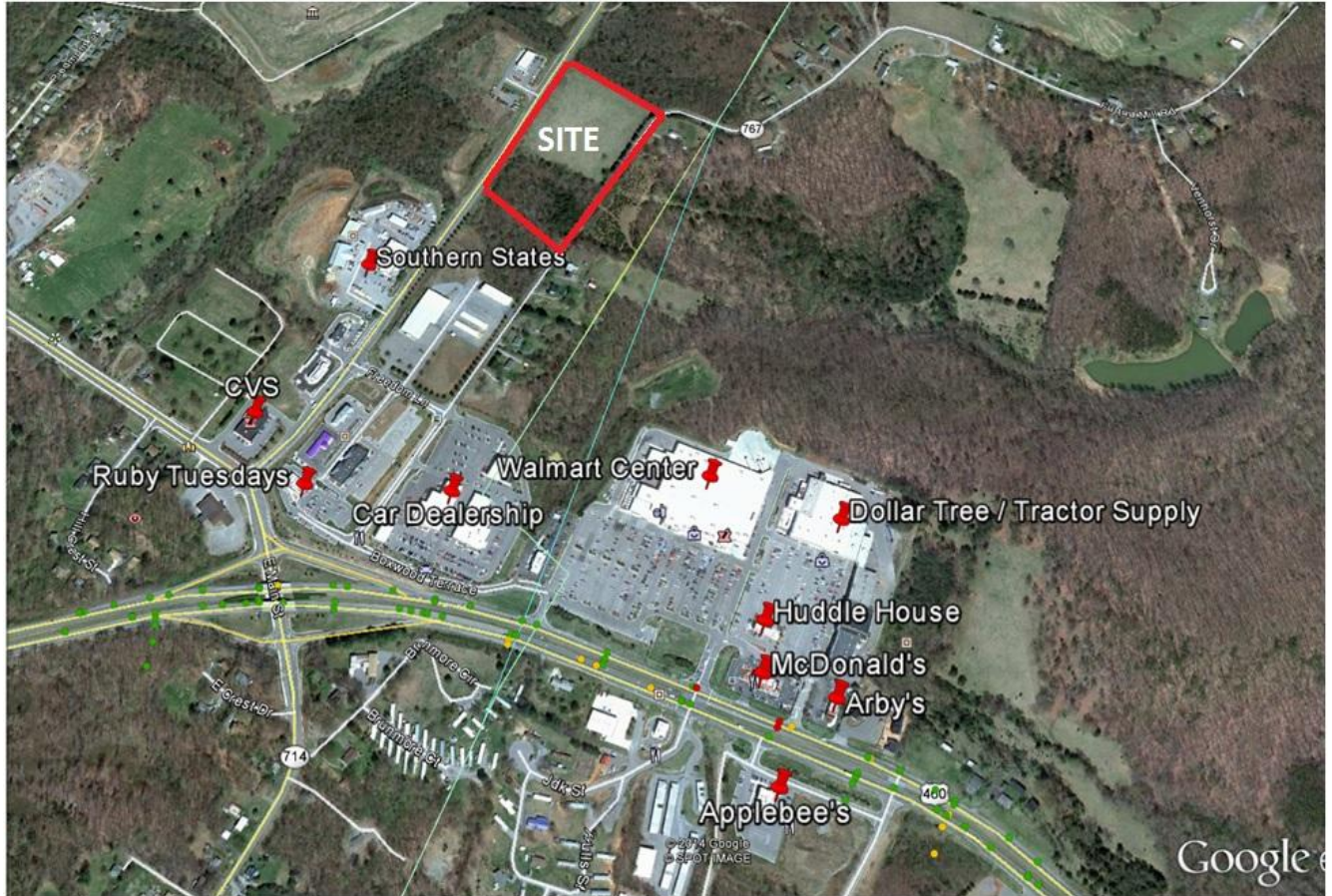
11.6 ACRES ± COMMERCIAL

FOR SALE



INDEPENDENCE BLVD., BEDFORD, VA.

READ & CO., REALTORS



PROPERTY OVERVIEW

Prime commercial property with long frontage on both Independence Blvd. & Lowry St. Mostly open, this property is suitable for a wide variety of commercial users. Situated in the Town of Bedford (population 6300 ±) & located between the Metropolitan areas of Lynchburg & Roanoke, Virginia.

AREA DESCRIPTION: Located near the Bedford Walmart, Southern States, CVS & Car Dealership.

DETAILS

LAND:	11.6 acres ±
PRICE:	\$650,000
WATER:	12" line long Independence Blvd.
SEWER:	8" line through the property
FRONTAGE:	950' ± frontage on Independence Blvd. 1100' ± frontage on Lowry Street
ZONING:	B-2 (General Business)
TRAFFIC COUNT:	11,000 (2018)

FOR MORE DETAILS CONTACT:

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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.

Bedford, VA

Legend

E911 Address

Highway

Blue Ridge Parkway

US Primary

Virginia Primary

Roads

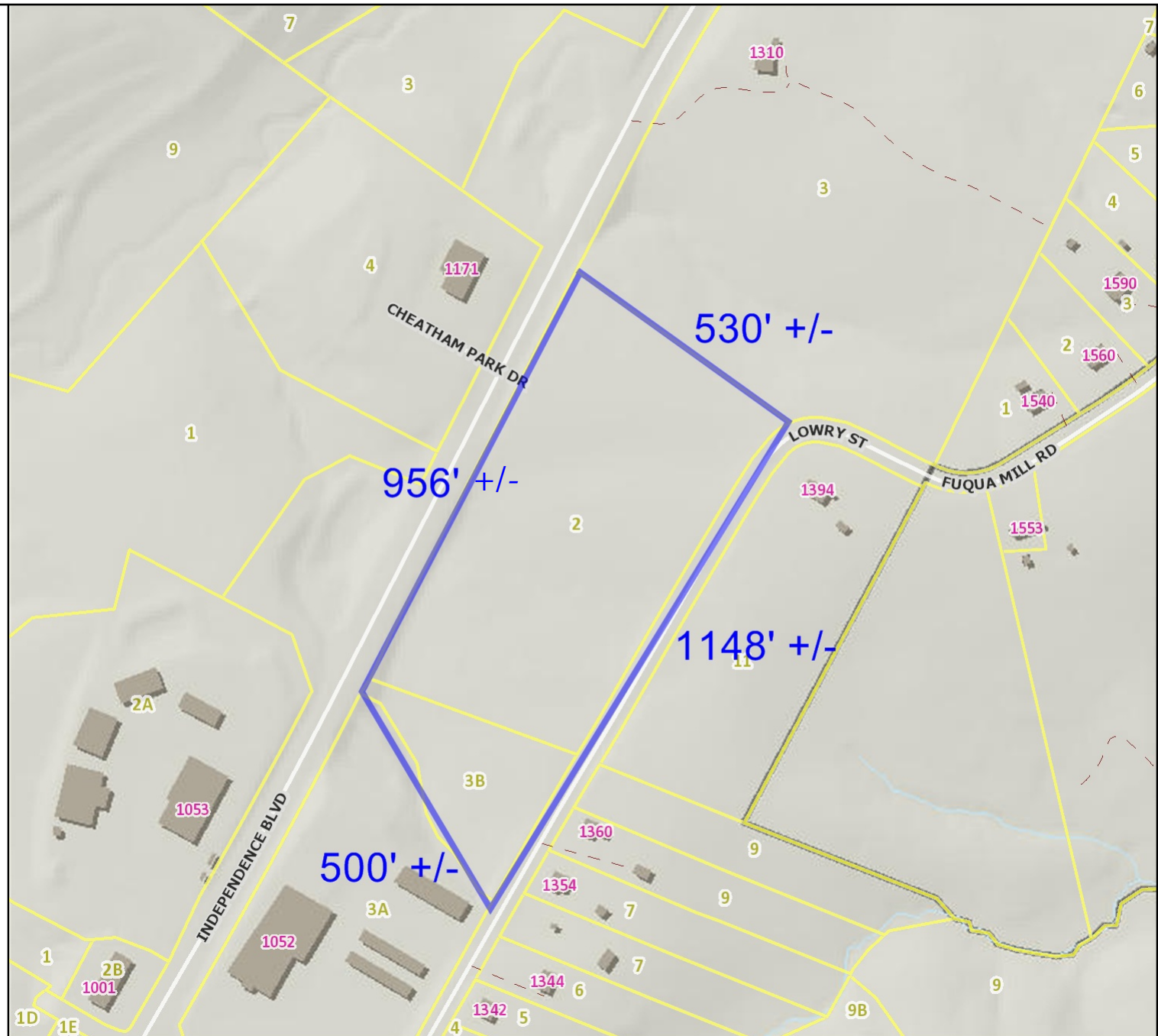
Driveway

Town Lot Numbers

Parcels - County

Parcels - Town

Public School Boundary



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet

Title:

Date: 8/6/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Bedford County is not responsible for its accuracy or how current it may be.