

**PRIME COMMERCIAL PROPERTY**  
**7521 & 7525 Timberlake Rd.**  
**Lynchburg, VA.**

**FOR SALE**



**Location:** West bound lane of Timberlake Rd.  
approx. 220' East of Roundelay Circle.

**Lot Size:** Approximately 1.1 acres

**Frontage:** Approximately 213'

**Average**

**Depth:** Approximately 205'

**Zoning:** B-1

**Traffic Count:** 32,000 (2017)

**Water:** 10" line along Timberlake Rd.

**Sewer:** 8" line along Timberlake Rd.

**Taxes:** \$1,550 (2017)

**Sale**

**Price:** \$140,000 for both lots or can be  
purchased separately for \$75,000  
each lot

**CONTACT:**

**Ricky Read**  
**(434) 841-3659**

**ricky@realestatelynchburg.com**

**Rick Read**  
**(434) 455-3618**

**rread@realestatelynchburg.com**

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.



**READ & CO., REALTORS**

**101 ANNJO CT.,**  
**FOREST, VA 24551**

**www.cbcread.com**  
**434-455-2285**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each office is independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Legend

## Addresses

### Street Labels

Parcel ID

Legal Lot Number

### Parcel Dimension

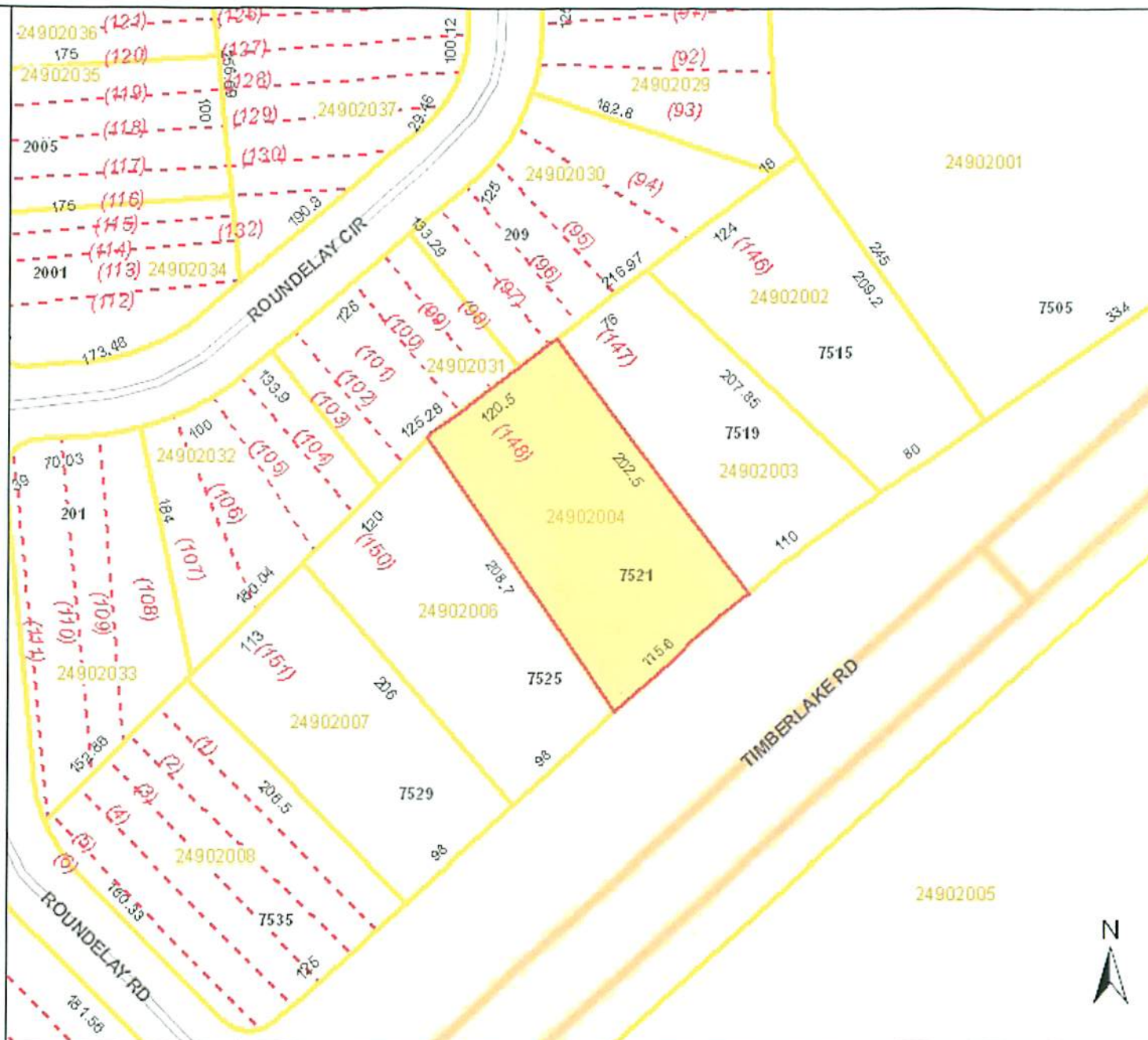
### Vacation

### Parcels

## Legal Lot Line

## Legal Lot Line

### ..... Vacated Right of Way



**Title:**

Date: 10/25/2010

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 the city of Lynchburg is not responsible for its accuracy or how current it may be.





Legend

## Addresses


### Street Labels

Parcel ID

Legal Lot Number

### Parcel Dimension

### Vacation

 Parcels

## Legal Lot Line

Legal Lot Line

### AAA Vacated Right of Way














Date: 10/25/2010

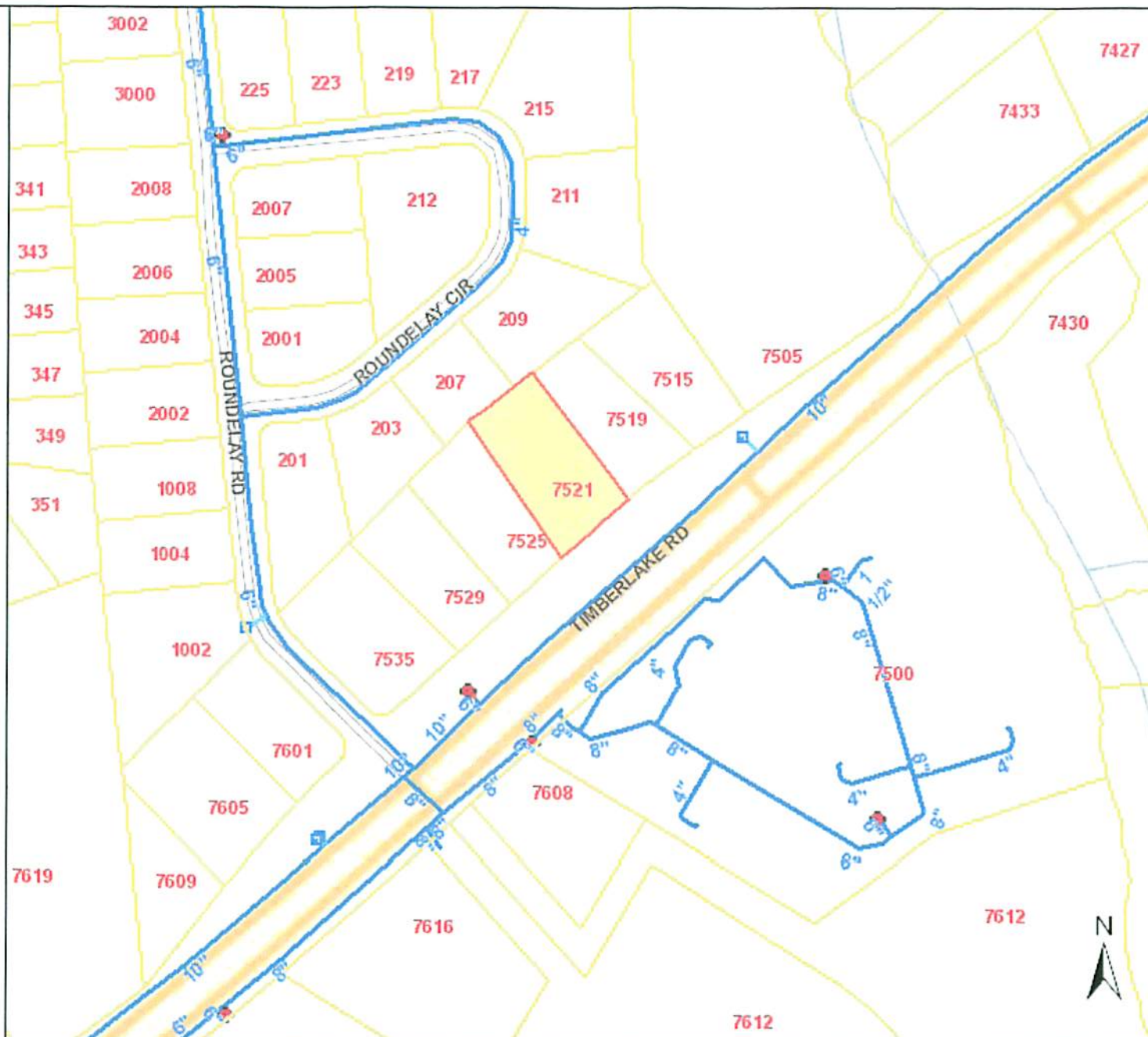
DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the city of Lynchburg is not responsible for its accuracy or how current it may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



# The City of Lynchburg, VA

## Legend

-  Corporate Limit
-  Addresses
-  Street Labels
-  Parcels
-  Water Meter
-  Active Hydrant
- Active Lateral Line
  -  Service Lateral
  -  Hydrant Lateral
- Water Main Label
- Water Main
  -  Active
  -  Abandoned
  -  Proposed



**Title:** WATER MAP

**Date:** 11/1/2010



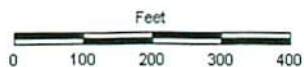
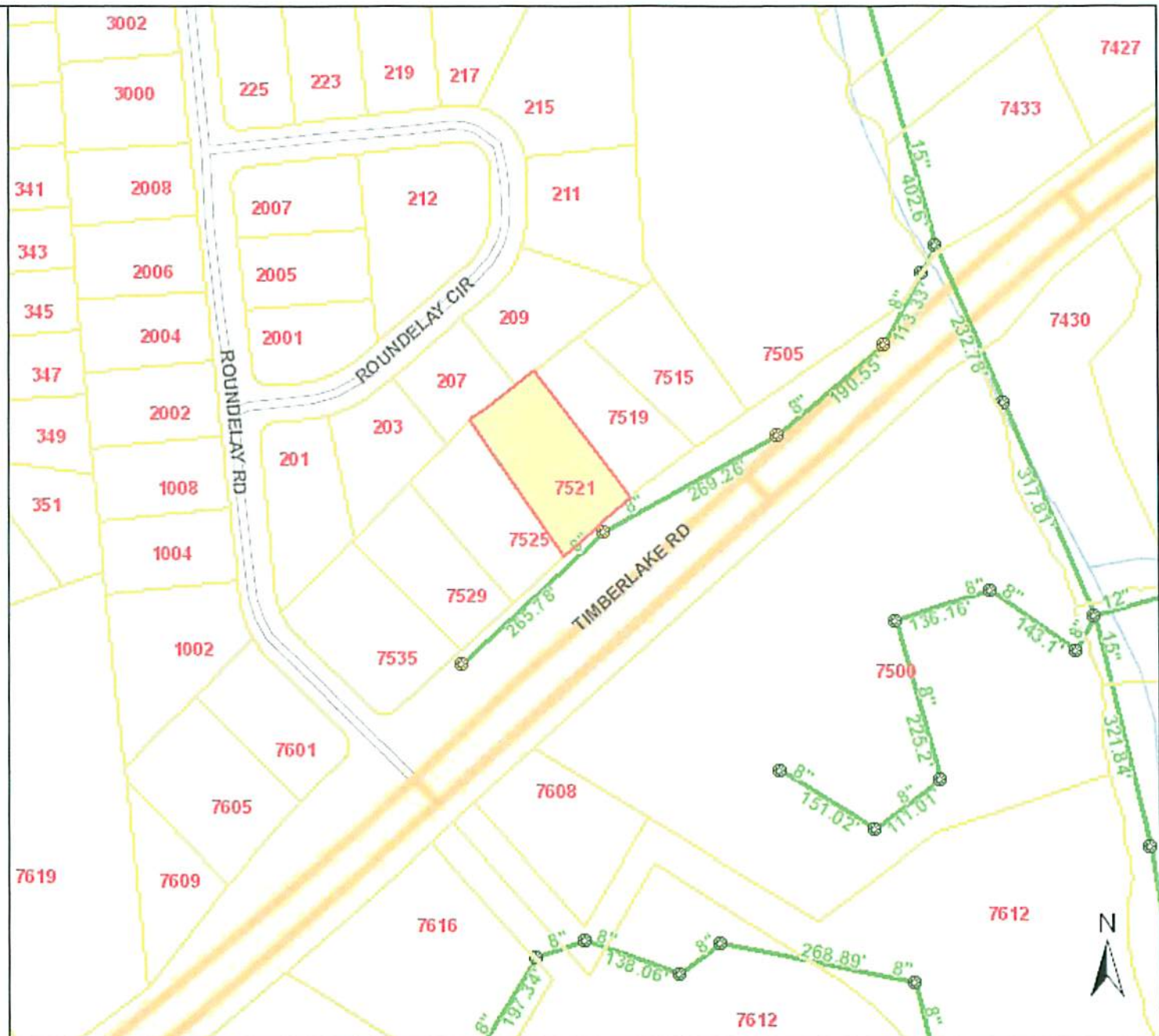
DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the city of Lynchburg is not responsible for its accuracy or how current it may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



# The City of Lynchburg, VA

## Legend

-  Corporate Limit
- Addresses
- Street Labels
-  Parcels
- Active Manhole
  -  Standard Manhole
  -  Lamp Stack CleanOut
  -  Doghouse Manhole
  -  Drop Manhole
  -  Standard Vented Manhole
- Gravity Main Label
- Gravity Main
  -  Active
  -  Abandoned
  -  Proposed
- Pressurized Main Label
-  Pressurized Main



**Title:** SEWER MAP

**Date:** 11/1/2010

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 the city of Lynchburg is not responsible for its accuracy or how current it may be.



# The City of Lynchburg, VA

## Legend

-  Corporate Limit
-  Addresses
-  Street Labels
-  Parcel ID
-  Legal Lot Number
-  Parcel Dimension
-  Vacation
-  Parcels
-  Legal Lot Line
-  Vacated Right of Way



Title:

Date: 10/25/2010

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 the city of Lynchburg is not responsible for its accuracy or how current it may be.



**The City of  
Lynchburg, VA**

Legend

- Corporate Limit
- Addresses
- Street Labels
- Parcel ID
- Legal Lot Number
- Parcel Dimension
- Vacation
- Parcels
- Legal Lot Line
- Legal Lot Line
- Vacated Right of Way



**Title:**

Date: 10/25/2010

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 the city of Lynchburg is not responsible for its accuracy or how current it may be.

