COMMERCIAL/RESIDENTIAL

FOR SALE

COLDWELL BANKER COMMERCIAL
READ & CO. REALTORS

1415 Kemper St. | Lynchburg, VA

PROPERTY OVERVIEW

Approximately 47,123 Sq. Ft. of commercial/residential space located in downtown Lynchburg, VA. Property is fully leased to two tenants. Good location just off the Kemper St./Campbell Ave. interchange on Rt. 29 North. Can be combined with adjacent buildings and 2 other buildings to get over 200,000 Sq. Ft. of property. Ideal for conversion to loft apartments. Eligible for Federal (20%) and State (25%) historic tax credits. Great redevelopment opportunity.

DETAILS

SIZE:	47,123 Sq. Ft. ±
PRICE:	$1,124,000
FEATURES:	-Fully Leased -Public Water & Sewer -Eligible for Tax Credits -Close Proximity to Downtown Retail
YEAR BUILT:	1936
ROAD FRONTAGE:	210' ±
ZONING:	B-3c (Community Business Conditional)
AREA DESCRIPTION:	Located in an Enterprise Zone just off the Kemper St./Campbell Ave. interchange on Rt. 29 North.

FOR MORE DETAILS CONTACT:

Ricky Read, CCIM | ricky@realestatelynchburg.com — **Main** 434-455-2285 ext. 101 **Cell** 434-841-3659

Luke Dykeman | lukedykeman@realestatelynchburg.com — **Main** 434-455-2285 ext. 107 **Cell** 434-944-3920

101 Annjo Court
Forest, VA 24551

www.CBCREAD.com

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