

MLS #: CZ76240A (Active) List Price: \$1,000

307 W Main Street Lebanon, VA 24266



Current Use: Professional/Office
Style/Building: Free Standing
Apx SqFt: 1193
Building Age: 1975

County: Russell
Area: Lebanon
Zoning: C1

Legal Description:**Lot Dimensions:** 0.227 acres**Lot Number:** 653**Section:****Deed Book/Instrument:** 0748**Deed Page:** 971**Plat Book:** 328**Plat Page:** 295**Road Frontage Feet:** 65**Parcel:****Tax Map #:** 104R 653**Second Tax Map #:****County Taxes:** 782.00**Town Taxes:** 0.00**Tax Year:** 2019**Average Daily Traffic Count:** 9000**Exterior Features:** Landscaping, Parking 10+ Spaces**Property Description:** Located in City Limits, Plat Recorded**Warehouse SqFt:****Manufacturing SqFt:****Office SqFt:** 1193**Retail SqFt:****Ceiling Height:****Dock Doors:****Dock Doors Height:****Drive In Doors:****Drive In Door Height:****Bay Spacing:****Lease Rate:** 1000**CAM Rate:****Interior Condition:** Good**Exterior Condition:** Good**Documents:** Yes**Gross Income:** 0.00**Net Income:** 0.00**Equipment/Trade Fixtures:** None**Additional Structures:** None**Equipment Leased:** None**Interior Features:** Public Restrooms, Other-See Remarks**Building Exterior:** Brick**Roof:** Composition**Floors:** Carpet, Vinyl**Sprinkler System:** None**Water:** Public**Sewer:** Public Sewer**Utilities:** Cable Available, Electricity Connected, Phone Available, Other**Heating System:** Central Heat Pump**Air Conditioning:** Heat Pump

Directions: From Abingdon, take US 19N to first Lebanon exit. Turn left onto West Main Street. Continue for 1.1 miles. Property is on the right after First Bank and Trust.

Public Remarks: Formerly a chiropractic office, this commercial brick office building is ready for new tenants. Ideally located in growing downtown Lebanon, VA, it is in close proximity to the Lebanon Post Office, First Bank & Trust, Dominion Office Supply, Lebanon Park, and Town Hall. It is complete with a lobby/reception area; four, large offices or work spaces that could serve as exam/treatment rooms; public and staff restrooms; storage area & kitchenette; front and back entrances; spacious paved rear parking lot with 10+ spaces; over 60 feet of Main Street road frontage; high speed commercial Point Broadband Internet; Verizon phone lines; new heat pump; and public water/sewer. Flooring is low-pile carpeting, vinyl in bathrooms. Multiple windows allow for plenty of natural light. This property is in good condition and move-in ready. Landlords are seeking at least one year lease. Tenant will be responsible for all utilities and lawn care/snow removal.

Addendum: All information provided is deemed reliable but tenant/tenant's agent to verify all information.

Dustin Keith
Contact #: (276) 889-0120
Agent Email: dkeith83@live.com

Stuart & Associates

Listing Office: Stuart & Associates (#:167)

Information Herein Deemed Reliable but Not Guaranteed
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