



GENTRY
COMMERCIAL REAL ESTATE, INC.



809/811 WIGGINGTON ROAD

LYNCHBURG, VIRGINIA 24502

HIGHLIGHTS

- LOCATED ON WIGGINGTON ROAD ADJACENT TO THE U.S. 501 EXPRESSWAY
- SITUATED ON TWO TAX PARCELS FOR A TOTAL OF +/- 6.92 ACRES
- 12,588SF BUILDING WITH OFFICE AREAS, SEVERAL LARGE SPACES, LARGE RESTROOMS, AND MULTIPLE ENTRANCES
- SERVED BY PUBLIC WATER AND SEWER
- LARGE PARKING LOT WITH +/- 175 SPACES UNDER EXISTING CONFIGURATION
- ZONED B-3



PROPERTY DETAILS

809-811 Wiggington Road Lynchburg, VA 24502

Building Area..... +/- 12,588 SF
Parcel Size..... +/- 6.92 AC
Water/Sewer..... City of Lynchburg
Electricity..... Appalachian Power
Zoning.....B-3, Community Business

Sale Price..... \$1,950,000



PROPERTY OUTLINE



**** BOUNDARY LINES ARE APPROXIMATE ****

AERIAL OVERVIEW



EXCLUSIVELY LISTED BY:

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