



**GENTRY**  
COMMERCIAL REAL ESTATE, INC.



# MIXED-USE INVESTMENT PROPERTY

1625 & 1627 ENTERPRISE DRIVE, LYNCHBURG, VIRGINIA 24502

# INVESTMENT DETAILS

1625 & 1627 Enterprise Drive  
Lynchburg, VA 24502

List Price..... \$725,000  
CAP Rate (Current)..... 7.98%  
Gross Leasable Area..... +/- 6,099 SF  
Parcel Size..... +/- 0.08 AC  
Year Built..... 2006

Annual Gross Income..... \$69,935  
Annual Expenses..... \$12,059  
Annual Net Income..... \$57,875

MAIN LEVEL - 2 COMMERCIAL UNITS  
SECOND FLOOR - 2 RESIDENTIAL UNITS



EXCLUSIVELY LISTED BY:

**CHRISTOPHER R. GENTRY, SIOR**  
PRESIDENT

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