



GENTRY
COMMERCIAL REAL ESTATE, INC.



FORMER BANK BRANCH FOR SALE

819 VILLAGE HIGHWAY
RUSTBURG, VIRGINIA 24588

HIGHLIGHTS

- 3,795SF ON MAIN LEVEL WITH 2,820SF ON LOWER LEVEL (1,920SF FINISHED)
- 1 ACRE CORNER PARCEL
- SPACE IS CURRENTLY CONFIGURED AS A BANK BRANCH WITH DRIVE-THRU BUT COULD BE ADAPTED FOR A VARIETY OF USES
- LOCATED NEAR THE COURTS AND COUNTY OFFICES FOR CAMPBELL COUNTY (LYNCHBURG MSA)
- SITE HAS EXCELLENT VISIBILITY AND ACCESS WITH MULTIPLE ENTRANCES AND LARGE PAVED PARKING LOT

- **ASKING PRICE - \$649,000**



AERIAL

AERIAL OVERVIEW



EXCLUSIVELY LISTED BY:

CHRISTOPHER R. GENTRY, SIOR
PRESIDENT

GENTRY COMMERCIAL REAL ESTATE, INC.

cgentry@gcrei.com

434.485.8901 Direct

434.485.8900 Main



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1216 Greenview Drive, Suite C
Lynchburg, VA 24502

www.gcrei.com

This information is provided for the sole purpose of allowing a potential tenant to evaluate whether there is interest in proceeding with further discussions regarding a possible lease of the subject property (the "Property"). The potential tenant is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this offering memorandum or any materials, statements or information contained herein or otherwise provided. Neither Gentry Commercial Real Estate, Inc., its members, managers, officers, employees or agents ("Broker"), nor Owner, its partners or property manager, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this informational flyer or the Property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. This informational flyer is provided subject to errors, omissions, prior lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. Tenants, in conjunction with their financial and legal advisors, should conduct a thorough investigation of the property to determine the suitability of the property for their needs. By acknowledging your receipt of this informational flyer, you agree that all information contained herein is confidential, you will keep all materials in the strictest of confidence and will not disclose or permit anyone else to disclose this informational flyer or its contents in any manner which is detrimental to the interests of the Owner.

Gentry Commercial Real Estate, Inc. is licensed in the Commonwealth of Virginia with a principal office address of 1216 Greenview Drive, Suite C, Lynchburg, VA 24502.