

COMMERCIAL BUILDING FOR SALE

52 FNB DRIVE, LYNCHBURG, VA 24502



GENTRY

COMMERCIAL REAL ESTATE, INC.



+/- 8,400sf commercial building on just under 2 acres. Building has been used as an auto service facility but is adaptable for a variety of uses. Currently configured into office space and 10 service bays. Eight bays have 10'x12' OH doors and two have 12'x14' OH doors. Large parking lot. Property has direct access to signalized intersection with Wards Road (U.S. 29). Excellent location with great access.

- Building is adaptable for a variety of commercial uses
- Excellent access with signalized intersection
- Located in a rapidly developing area with limited opportunities
- **ASKING PRICE: \$850,000**
- Additional adjoining parcels and business-related equipment are also available.

CHRISTOPHER R. GENTRY, SIOR

434.485.8901

cgentry@gcrei.com

GENTRY COMMERCIAL REAL ESTATE, INC.

1216-C, Greenview Drive, Lynchburg, Virginia 24502

434.485.8900



GENTRY
COMMERCIAL REAL ESTATE, INC.



ADDITIONAL PARCEL
AVAILABLE

ADDITIONAL
PARCEL
AVAILABLE

FNB DRIVE

SHEETZ

FIRST NATIONAL
BANK
EST. 1809



WARDS ROAD (U.S. 29)

EXCLUSIVELY LISTED BY:

CHRISTOPHER R. GENTRY, SIOR
PRESIDENT

GENTRY COMMERCIAL REAL ESTATE, INC.

cgentry@gcrei.com

434.485.8901 Direct

434.485.8900 Main



GENTRY

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Suite C
Lynchburg, VA 24502

www.gcrei.com

This offering memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property"). The potential investor 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 offering memorandum or the Property or any materials, statements (including financial statements and projections) 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. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. This offering memorandum is provided subject to errors, omissions, prior sale or 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. Buyers, 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 offering memorandum, 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 offering memorandum 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.