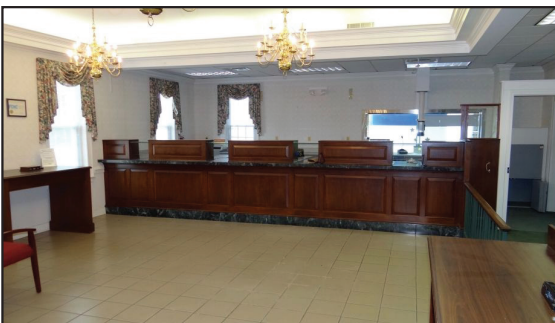


MOVE-IN-READY 5,630 +/- sf COMMERCIAL BUILDING FRONTING RT. 1 ONLY .9 MILE FROM I-95

COMMERCIAL REAL ESTATE AUCTION Friday, July 29, 2016 at 10:00 am 18121 Jefferson Davis Hwy. – Ladysmith, VA 22546



We have been contracted to market and sell this well built commercial building at public auction. Located on heavily traveled Rt. 1 and very close to I-95, this building is loaded with business potential and are sellers are highly motivated to put it in new hands. Bid Your Price!!



- 5,630 +/- sf brick 2 story former bank building on .987 +/- acres
- Building is move-in-ready and has several offices and large conference room upstairs
- Carpet and tile throughout building
- 24 parking spaces; 2 handicap spaces; handicap equipped bathrooms; 2 canopied drive thru teller lanes; established landscape
- Security system; heat pumps for heating/cooling; public water/sewer
- 4,600 cars per day (VPD); Rt. 1 frontage; .9 from I-95; approx. 700' from Ladysmith intersection; .2 mile from Food Lion Shopping Center
- Tax Map: 52B-1-3-1, 52B-1-2-2, 52B-1-3-3, 52B-1-3-3A, 52B-1-3-4, 52B-1-3-19; Zoned: B1; Building built in 1995
- This real estate auction is being held in cooperation with Jamie Scully and Berkley Mithchell of Cushman & Wakefield/Thalhimer

Only \$200,000 Starting Bid!!

Property Tour: Monday, July 18 @ 11am SHARP.

**Please contact Kelly Strauss
at 540-226-1279 with all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 7/28/16)
broker participation is compensated!!



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