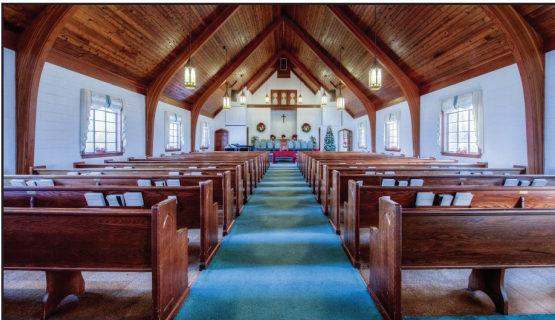


# 18,000+ sf BUILDING on 9.2 +/- ACRES in GOOCHLAND COUNTY

## ABSOLUTE COMMERCIAL REAL ESTATE AUCTION Friday, February 17, 2017 at 10:00 am 1701 Cardwell Rd. – Crozier, VA 23039



*The membership of Salem Baptist Church are close to finishing a sparking new facility, and have entrusted us to market and sell their current location at public auction. This rock solid building on 9.2 +/- acres is well located between Broad Street Rd. and Patterson Ave. in one of the most desirable counties in the Commonwealth. An amazing investment opportunity awaits the new owner!!!*



- 18,734 +/- SF brick building with finished basement on 9.2 +/- acres
- 240 seat auditorium/sanctuary; finished basement w/commercial kitchen; dining hall/multipurpose room; numerous class room/offices
- 5 bathrooms
- 1959 portion of the building is heated & cooled by one HVAC unit - oil furnace (replaced in 2011); 1969 portion of building heated & cooled by 4 heat pumps and strip heat (Entire HVAC systems are regularly maintained)
- Roof replaced in 2004 and slate roof is original to the auditorium/sanctuary
- Well and mass drain field w/water treatment system designed and maintained by Coastal Plains
- There is a small cemetery located at the rear of the property. The new owners will grant lifetime rights to families of the deceased and church members
- Potential uses of this valuable property w/special exception include: Bed & Breakfast/Country Inn; Professional Offices; Child Care Centers; Homes for the Aged; Nursing Home & Assisted Living Facility; Schools; Animal Hospital & Animal Boarding; Greenhouses/Nurseries; Athletic Fields; Kennel (commercial) and Much More!! For a complete listing of potential uses, please click [HERE](#)
- Tax Maps: 44-1-69 & 44-1-70; Zoned: A2; Building constructed in 1959 w/an addition in 1969

### Only \$100,000 Suggested Starting Bid!!

Property Tour: Tuesday, February 7 @ 12 Noon SHARP.

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

ATTN REALTORS:

Pre-register (by 5 pm 2/16/17)  
broker participation is compensated!!



[www.nichollsauction.com](http://www.nichollsauction.com)