

# ABSOLUTE AUCTION

THURS NOV 12TH @ 12PM

51 FOREST AVE, LYNCHBURG VA 24502



Preview the Property on Thursday  
November 5th 12PM - 1PM

## Opportunity to Own Land in Campbell County

2,385 sqft office building w/ 1,400 sqft basement • 1.04± acre

Corner lot - Timberlake & Forest Ave

Road Frontage: 200 Ft on Timberlake, 250 ft on Forest Ave

*Sale Managers: George McDaniel 434-546-9235 or*

*Bill Bryant 434-525-2991*

Auction in conjunction with Gentry Commercial Real Estate, Chris Gentry.



828 Main St, 15th Floor  
Lynchburg VA 24504

Realty & Auction Group

434-525-2991  
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Visit our website for full terms, details and information



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# **ABSOLUTE AUCTION**

## **THURSDAY NOVEMBER 12TH @ 12PM**

**51 FOREST AVE, LYNCHBURG VA 24502**



### **BUSINESS OPPORTUNITY OFF TIMBERLAKE RD**

- Conveniently located right off of Rt 460 w/ easy access to Lynchburg and Bedford
- Built in 1964, 2 full baths, 1 half bath
- County water, private septic
- Zoned Business General Commercial
- Campbell County Assessment \$291,200
- Yearly Real Estate Tax \$1,514
- Brookville School District



**828 Main St, 15th Floor, Lynchburg VA 24504 | (434) 525-2991 | [counts@countsauktion.com](mailto:counts@countsauktion.com)**

**[www.countsauktion.com](http://www.countsauktion.com)**

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**Terms:** 10% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30day. Auction day announcements take precedence over all other print and published media of any nature. All information deemed reliable but is not warranted.

**Directions:** From intersection of Waterlick & Timberlake Rd take Timberlake Rd South West toward Roanoke for approx. 1.2 miles and the property will be on your right just past the Citgo Gas Station.