

COMMERCIAL PROPERTY FOR SALE

Located In The Centra Health Precinct

1948 Thomson Dr, Lynchburg VA 24501



\$550,000

Great Location-Flexible Layout!

5,507 ± square feet, Facility Building

Very modern, well equipped and strategically located facility.

Building has 800 amps of electrical service installed and is connected to all City utility services. Fully loaded in terms of heavy-duty electrical & plumbing utilities/ air conditioning units / some solar panels on the roof and multiple Internet , video and other medical related connections etc.

For additional information visit our website: www.countsauction.com



VAAF93



**Sale manager
Pete Ramsey 434 258 6611
pete@countsauction.com**

On Top of the Auction World
Marketing Around the Corner and Around the Globe

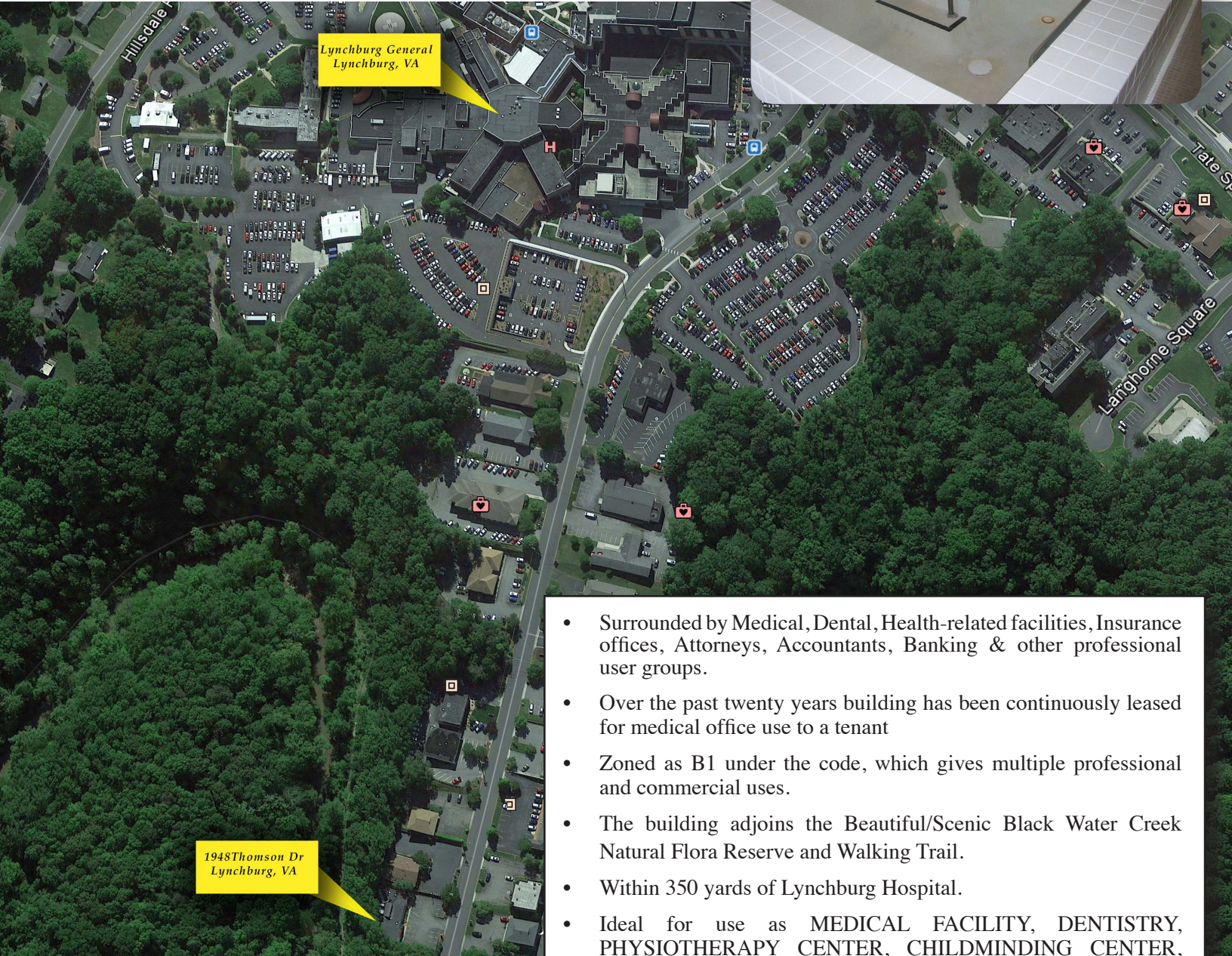
**www.countsauction.com
434 525.2991**

COMMERCIAL PROPERTY FOR SALE

1948 Thomson Dr, Lynchburg VA 24501

Originally constructed as a physical therapist office.

Main level has reception/ waiting room, 5 offices, 8 patient treatment rooms, large open area, kitchen area, 6 bathrooms, laundry room, whirlpool room with built in hot tub. **Lower level** would be suitable for an office or breakroom, accessibility to utilities.



- Surrounded by Medical, Dental, Health-related facilities, Insurance offices, Attorneys, Accountants, Banking & other professional user groups.
- Over the past twenty years building has been continuously leased for medical office use to a tenant
- Zoned as B1 under the code, which gives multiple professional and commercial uses.
- The building adjoins the Beautiful/Scenic Black Water Creek Natural Flora Reserve and Walking Trail.
- Within 350 yards of Lynchburg Hospital.
- Ideal for use as MEDICAL FACILITY, DENTISTRY, PHYSIOTHERAPY CENTER, CHILDMINDING CENTER, HEALTH CLUB, VETERINARY HOSPITAL, COUNSELING CENTER, OFFICE USE



828 Main St, 15th Fl, Lynchburg, VA 24504
434 525.2991 | 800 780.2991



Offices in Lynchburg, Forest, Appomattox, Abingdon & Marion VA.