

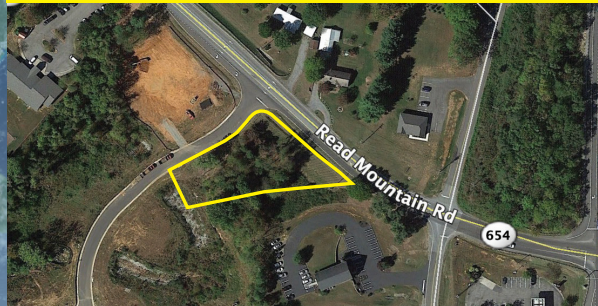
MOTIVATED SELLER COMMERCIAL LOT AUCTION

ONLINE
or
ONSITE
BIDDING

FRIDAY, APRIL 24TH @ 12PM

Auction Location: Read Mountain, Lot 1

Previews: Wed, April 8th & April 15th
12 PM to 1 PM



COMMERCIAL LOT 1

SALE SITE

Location: Read Mountain Rd, Roanoke

Description: 0.777 acres, corner lot with approximately 208' fronting Read Mountain Rd. & 196' on Teresa Lane. 2 blocks from Cloverdale Rd (Alt Rt. 220) in Botetourt Co. Public water and sewer available. Zoned B-2 (Commercial District)

Tax Assessment: \$155,400

Tax Map #: 107(12)B

Previews: Wed, April 8th & April 15th
10 AM to 11 AM



COMMERCIAL LOT 2

Location: 985 Independence Blvd, Bedford

Description: 1.748± acres located between Sonic Drive In & CVS Pharmacy. Property is "pad ready" with great access and visibility. Public water & sewer nearby. Over 100' frontage on Independence Blvd, zoned C-2 (General Commercial District).

Tax Assessment: \$426,400

Tax Map #: 237-A-1D

Previews: Wed, April 8th & April 15th
2 PM to 3 PM



COMMERCIAL LOT 3

Location: Moneta Rd (West of downtown Moneta development), Moneta

Description: 1.51± acres located between Moneta Rd & S Old Moneta Rd, potential access from both roads. Property is read for final grading. 582' frontage on Moneta Rd and 465' on S Old Moneta Rd. Zoned Commercial

Tax Assessment: \$466,400

Tax Map #: 210-A-11D

Onsite Auction Site & Lot 1 Directions: From stoplight at the intersection of Cloverdale Rd (Alt Rt 220) and Read Mountain Rd (Shell Station on corner), turn in a westerly direction & go 2 blocks. Property is on the left.

Lot 2 Directions: Exit Rt 460 bypass at the E Main St near Ruby Tuesday restaurant. Turn right onto Independence Blvd and go 300'. Property is on the left b/w CVS & Sonic.

Lot 3 Directions: From intersection of Moneta Rd (Rt 122) and White House Rd (Rt 608) go left on Rt 122 for 0.3 miles. Property is on the left, across Moneta Rd from the Moneta Smith Mtn. Lake Public Library

Terms: 10% Buyers Premium with 10% down on auction day and the balance due in 30 days. ALL PROPERTY IS BEING SOLD AS-IS WHERE-IS.
Full terms available online at www.countsauction.com

Counts Headquarters located at 828 Main St, Lynchburg VA 24504 (Suite 15)

THE
COUNTS
Realty & Auction Group

434-525-2991

Sales Manager:

Pete Ramsey 434-258-6611



THE
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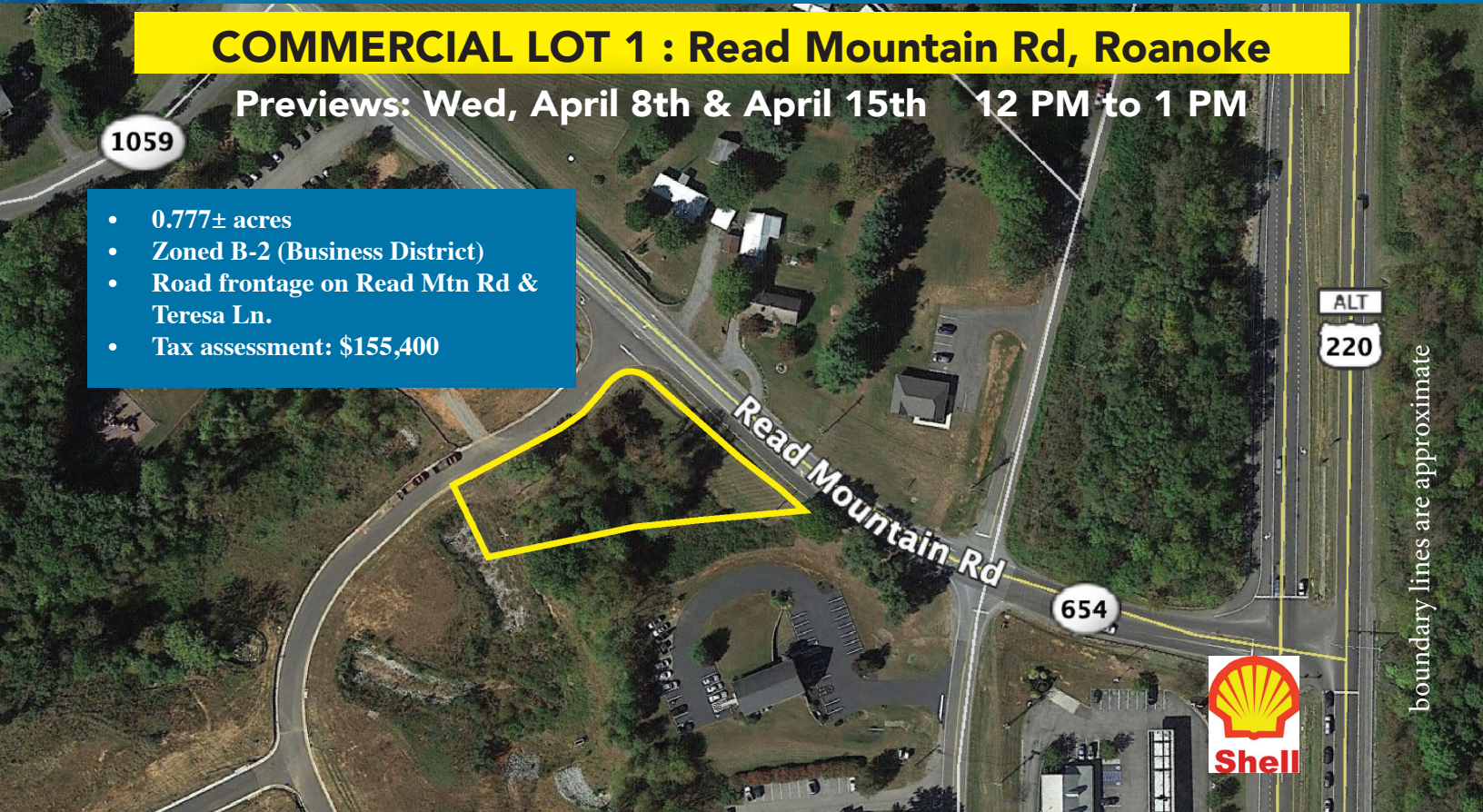
Onsite Bidding Location: Read Mountain, Lot 1
Online Bidding Available on www.countsauction.com

COMMERCIAL LOT 1 : Read Mountain Rd, Roanoke

Previews: Wed, April 8th & April 15th 12 PM to 1 PM

1059

- 0.777± acres
- Zoned B-2 (Business District)
- Road frontage on Read Mtn Rd & Teresa Ln.
- Tax assessment: \$155,400



boundary lines are approximate



additional information available at

www.countsauction.com

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COMMERCIAL LOT 2 : Independence Blvd, Bedford

Previews: Wed, April 8th & April 15th 10 AM to 11 AM

- 0.1748± acres
- Zoned C-2 (General Commercial Dist)
- Road frontage on Independence Blvd
- Tax assessment: \$426,400



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COMMERCIAL LOT **AUCTION**

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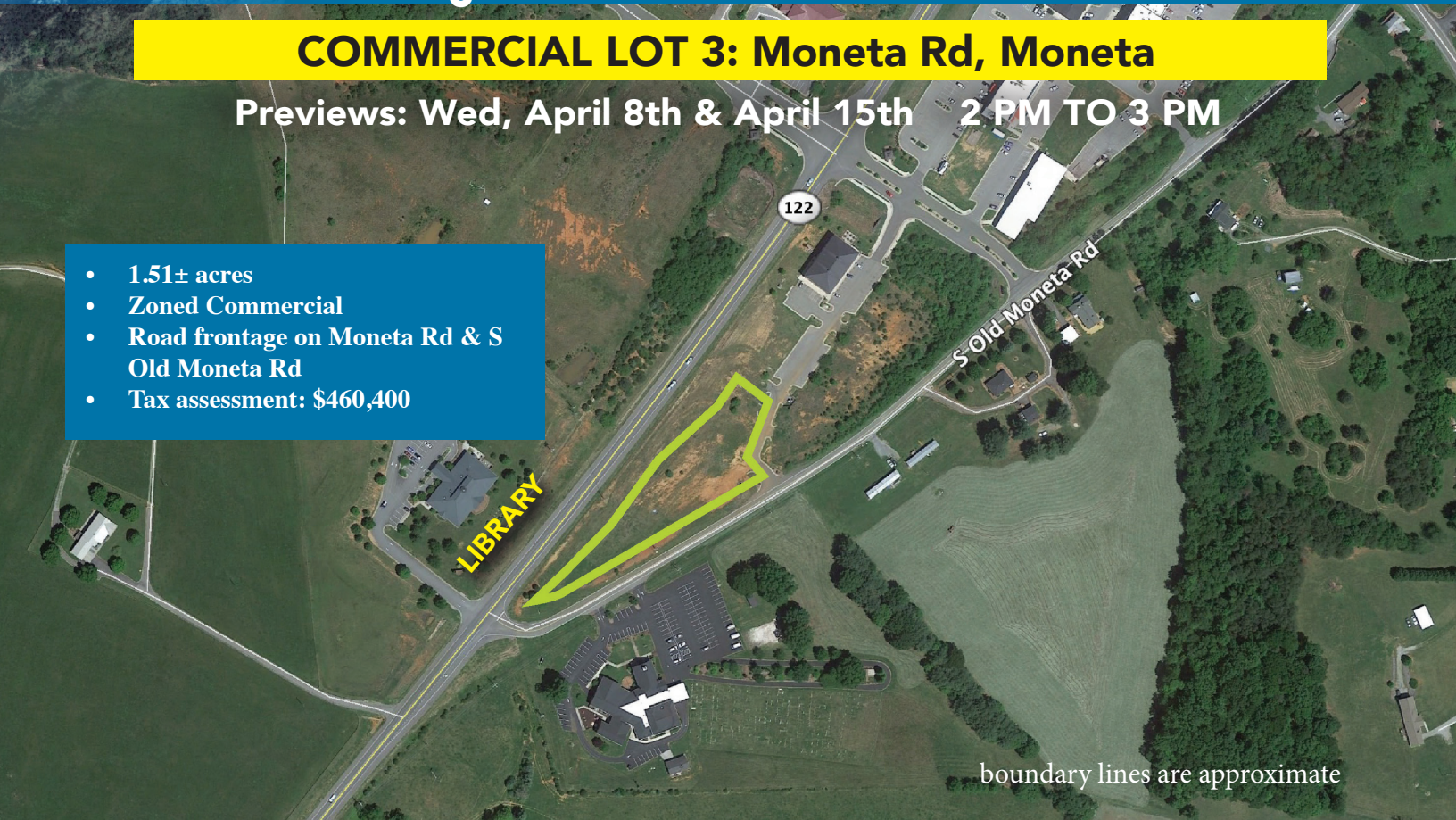
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COMMERCIAL LOT 3: Moneta Rd, Moneta

Previews: Wed, April 8th & April 15th 2 PM TO 3 PM

- 1.51± acres
- Zoned Commercial
- Road frontage on Moneta Rd & S Old Moneta Rd
- Tax assessment: \$460,400



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