

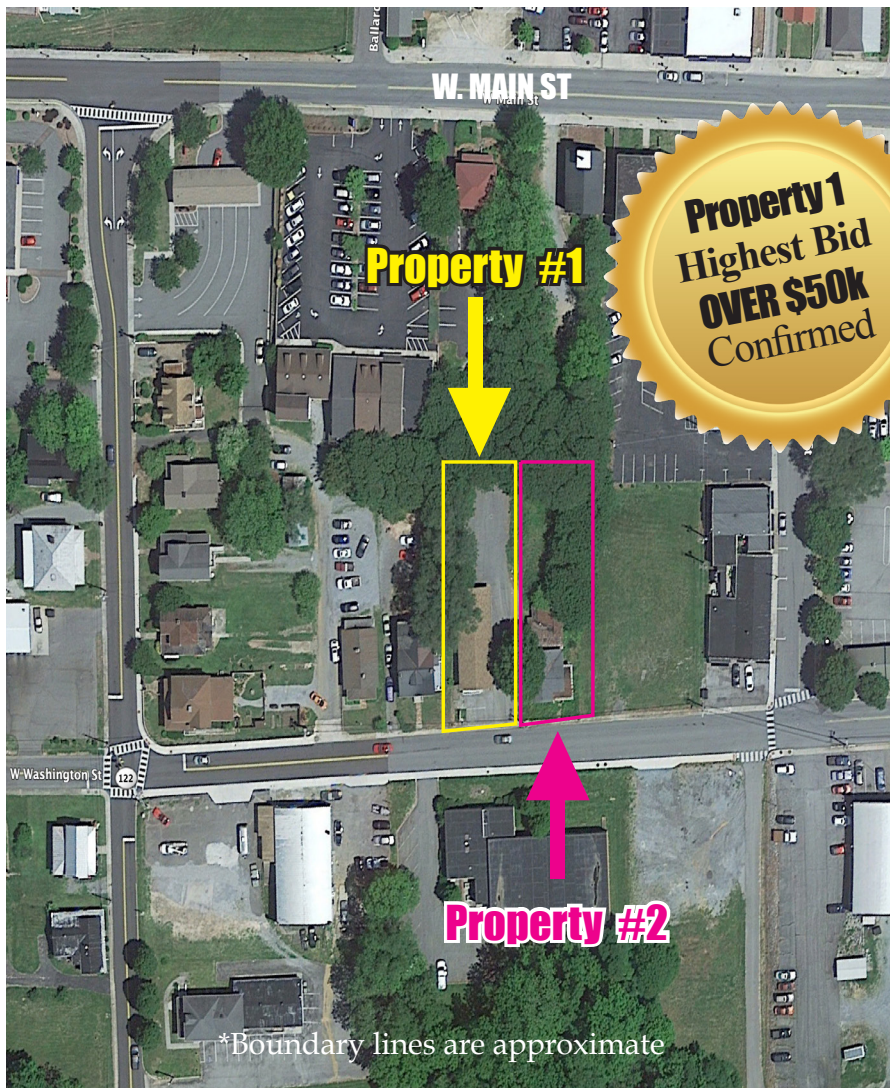
REAL ESTATE AUCTION

Wednesday, January 23rd
@ 12PM

Auction Location:
318 W. Washington St
Bedford VA 24523

INSPECTION DATES:
Wed 1/9 & Wed 1/16
INSPECTION TIME: 12PM to 1PM

2 Properties In the Heart of Bedford



PROPERTY 1: 318 W Washington St
1,600 sq ft building: Potential for your own business or as an income producing property.

- Designed for Two Tenants (2 entrances, baths and heating & cooling)
- Tax Assessment, \$133,100
- Zoned B-1 with Enterprise Zone Incentives Available
- Lot size 50' x 170'
- Built in 1988

PROPERTY 2: 316 W Washington St

- Zoned B-1 with Enterprise Zone Incentives Available
- Tax Assessment \$40,000
- **Highest bid over \$15k will be confirmed**

Properties being sold in cooperation with Tom Dewitt of DeWitt Real Estate



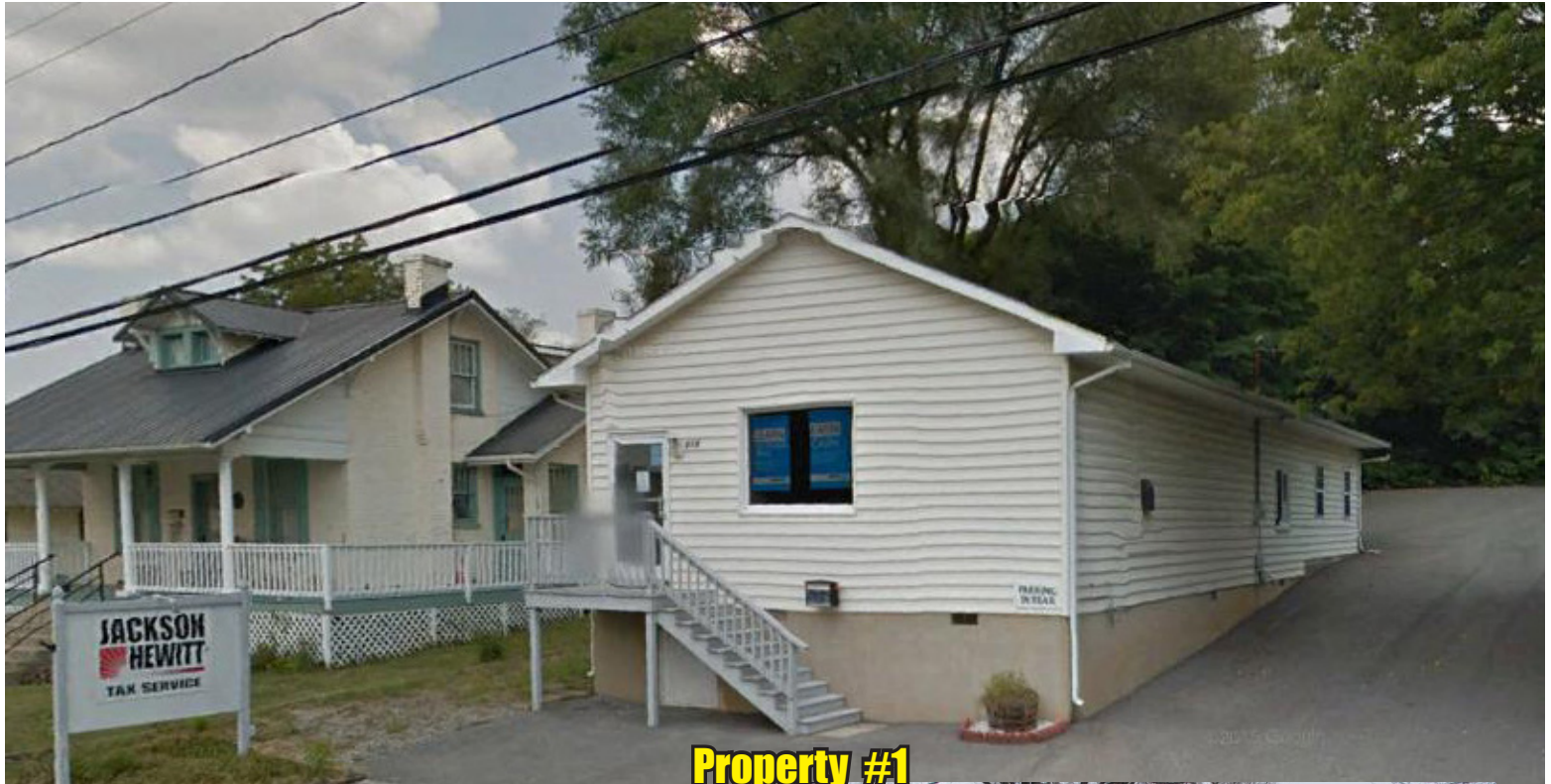
Sale Manager: **George McDaniel 434.546.9235**
or **Bill Bryant 434.525.2991**

www.countsauction.com
434-525-2991

VAAF93



AUCTION LOCATION: 318 W. WASHINGTON ST, BEDFORD VA 24523



Property #1



TERMS: 10% deposit on Real Estate on the day of the sale, balance due at closing within 30 days. Possession at closing. 10% Buyer's Premium on Real Estate added to the high bids to determine final contract sales price.

DIRECTIONS: From Main St. turn onto South Bridge St. Then Right on West Washington St to property on the right.



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