

Commercial Property Opportunity

REAL ESTATE AUCTION

FRIDAY, JULY 23 @ 12PM

9058 Big Island Highway, Bedford VA



AKA The Old Millstone Tea Room

**Preview Dates: June 29th 12PM to 2PM and
July 9th 12PM to 2PM**

**THE
COUNTS**

Realty & Auction Group

828 Main St, 15th Floor | Lynchburg VA 24504

Sale Manager

Danny Cash 561-262-7180

WWW.COUNTSAUCTION.COM



REAL ESTATE AUCTION

Friday, July 23rd @ 12PM

9058 Big Island Highway, Bedford VA

PROPERTY OFFERED IN 2 PARCELS

Property borders a bold trout stream, 2 miles from Bedford Lake

Parcel 1:

- 0.57 acre
- Zoned A/V
- Map # 40 2 2A
- Remodeled in the last 3 years(new wiring, plumbing, heat pump, roofs. new appliances, windows, paint, decks, parking lot)
- 20'x40' covered deck
- Store or restaurant approved
- Horse shoe pit
- Parking lot

Parcel 1 continued:

- 1.65 acres
- Zoned A/V
- Map # 40 2 2

- Rented apartment
- Rental space / storage; ground level
- Parking area
- Great business opportunity

Parcel 2:

- 1.73 acres
- Zoned A/V
- Map # 39 A 31
- Great Business opportunity / Rental property
- Metal building approximately 40' x 80' (3200 sq ft)
- Electric, great shop / business location
- Possible additional rental income
- Great area for a weekend campground
- Lower level possible rental or storage space
- Upper level rented apartment



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Terms: 10% Buyers Premium, 10% deposit day of the sale, close in 30 days, As Is Where Is.
Sale day announcements superseded any written announcements prior to sale.

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Directions: (From Forest VA) US-221 S / Forest Rd 9.2 miles, Turn SR671 2.3 miles, Continue onto SR644 0.4 miles, turn Right onto VA-122N, destination will be on the left approx. 6.7 miles.