

ABSOLUTE

AUCTION



Appomattox County

Wed, Mar.6 at 12:30 PM



MULTIPLE OPTIONS FOR INCOME!



Convenience Store on US-460



Convenience Store



Dining Area



Additional Retail Bldg



Includes Lot Across 460

3393 RICHMOND HWY · SPOUT SPRING, VA (APPOMATTOX COUNTY)

Great opportunity for convenience store, grill, restaurant, retail, or office with additional rental income potential.

- Main store offers 2,092 sq.ft. and currently operates as a convenience store and sandwich shop
- It offers a retail area, dining area, kitchen, and 2 public restrooms
- Small apartment in rear of the building
- The additional detached building offers 696 sq.ft. for expansion or rental income
- Lot is approx. 3/4 acre with an additional 1/3 acre across US-460 at the corner of Reedy Spring Rd
- Fiberglass gas tanks ready for use
- 24' x 21' canopy
- Newer well and septic
- Zoned B-1 Business
- Equipment is not included in the auction but will be available for purchase



AGENT ON SITE

- Tue, Feb.19 from 2-4 PM
- Thu, Feb.28 from 2-4 PM
- Store is open Monday-Saturday. To view non-public areas, call us at 434-847-7741 to arrange a private tour!

DIRECTIONS TO PROPERTY

- From Concord, take US-460E 3mi to store on left.
- From Appomattox, take US-460W 4mi to store on right.

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for form.

REAL ESTATE TERMS: 10% deposit day of sale by cash or check. Balance on or about 30 days. 5% buyer's premium. Property sells absolute to the highest bidder. Full terms available online.

Details and photo gallery at TRFAuctions.com



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WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741