



\$450,000

**10295 LYNCHES RIVER ROAD, LYNCHBURG
SC 29080-8765**

<https://vizorealty.com>

- Commercial
- Commercial Sale
- ACTIVE
- 1444 sq ft

Convenience Store/Business recently closed-Some inventory remains-All utilities still on- Senior Owner has alternate motivation to sell. Seller willing to consider any/all reasonable offers! Very active local neighborhood clientele and from I-95 Exit within 1/4 mile. Property strategically sits on 7/8 acre parcel with little/no competition offering convenience store items and new gas pumps installed in 2021. Additional upgrades includes plumbing, roof, separate private office, and restrooms. There are large unused coolers and separate unused deli setup within the store.



Basics

Date added: Added 2 days ago

Category: Commercial Sale

Status: ACTIVE

Lot size, acres: 0.78 acres

MLS ID: 20232342

Listing Date: 2023-07-10

Type: Commercial

Area, sq ft: 1444 sq ft

Year built: 1970

TMS: 3650003005

Building Details

Heating: Electric Forced Air

Cooling: Central Air

Water: Public

Floor covering: Concrete Slab/Grade, Vinyl/Tile

Exterior material: Steel and Metal Skin

Amenities & Features

Features: County, Fixtures/Furniture, Freestanding, Inventory Included

Listing Courtesy Of

Listing Office: EXP Realty LLC

Listing Agent: Bill Johnson

