**For Sale: Professional Office Building**

**Location**: 314 East Atlantic St, South Hill, VA. Great corner lot location with ample parking. *High visibility. The new traffic pattern planned for 58 is expected to increase traffic by this location.*

**Property Details:**

* **Built in 1940:** This building has served as a professional office for over 20 years.
* **Accessibility:** Handicapped accessible with ramp and large doorways, plus two handicap accessible bathrooms.
* **Office Space:** Four large offices, one smaller office, waiting room with bathrooms, and kitchen with pantry for storage space.
* **Condition:** Building is for sale “as is” with recent building inspections revealing no structural issues including a solid foundation.
* **Recent Upgrades:** New roof in 2023, heat pump in 2016, and new flooring in offices.
* **Zoning:** Zoned commercial in the business district of South Hill, VA. Located in the designated opportunity zone.
* **Utilities:** Public water and sewer for $53 a month with optional trash and recycle pick up for an additional $22 a month. Electric bill averages $190 a month through Dominion Power. Includes safety street lighting over parking lot and dusk to dawn porch lights. Motion light on rear porch.
* feet and sits on a .458 acre corner lot with 70 feet of road frontage.
* **Sale Price:** $265,000.00 Offering 2.5% commission for buyer’s licensed agent.

**Contact Information**: Call 434-447-8381 or email Tbistarkey@protonmail.com