

Real Estate Auction

Wednesday, Dec.15, 2021 at 12:30PM
2125 W Lynchburg Salem Tpke
Bedford, VA

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com



Bedford County

Home & Commercial Building on US-460



Tr.1: 2966 SF Commercial Bldg



Tr.2: 2316 SF 3BR 2BA Home



Tr.2: 1200 SF Garage



432' of Road Frontage

**Tr.1: 2125 W Lynchburg Salem Tpk
Bedford, VA 24523**

- Parcel 127A-4-1A1
- 0.669 acres
- Area is zoned C2 General Commercial
- 125' of frontage on US-460
- 2,966 sq.ft. built in 1950
- Formerly Bedford Pawn

**Tr.2: 2093 W Lynchburg Salem Tpk
Bedford, VA 24523**

- Parcel 127A-4-1B & 127A-5-3
- 1.968 acres
- Area is zoned C2 General Commercial
- 307.19' of frontage on US-460
- 2,316 sq.ft. home built in 1992
 - 3 bedrooms, 2 full baths
 - Large, open living area
 - Back deck overlooking pool area
- 1,200 sq.ft. garage
- Concrete drive

Details at TRFAuctions.com



DIRECTIONS

- From Bedford, take US-460W 2mi to property on right.
- From Roanoke, take US-460E 24mi to property on left.

AUCTION SITE

- auction held on site at the property

AGENT ON SITE

- Friday, Dec.3 from 3-5pm
- Tuesday, Dec.7 from 1-3pm
- Sunday, Dec.12 from 1-3pm
- Other days available by appointment
- Day of sale beginning at 11:30am

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. See website for complete terms and conditions.



www.TRFAuctions.com



434.847.7741

Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597

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