

Affordable Investment Property Offered at \$449,000



5548 Seminole Trail—Albemarle County

Built: 1965, Well/Septic

1,960± sq.ft. Commercial/Business

Construction: Frame, Block and Brick

Zoned: RA, Rural Agriculture

Fronts on US 29, southbound

0.74± Acres

1-10 Paved Parking Spaces

Excellent Visibility

Strong Retail Demographics

VDOT Traffic Count 37,000± VPD

Currently a small country store with crossover access from both north and southbound lanes of US 29. Grandfathered commercial uses include “general store” merchandise from Albemarle County Zoning definitions.

Call Exclusive Marketing Agent

Bill Gentry, Broker

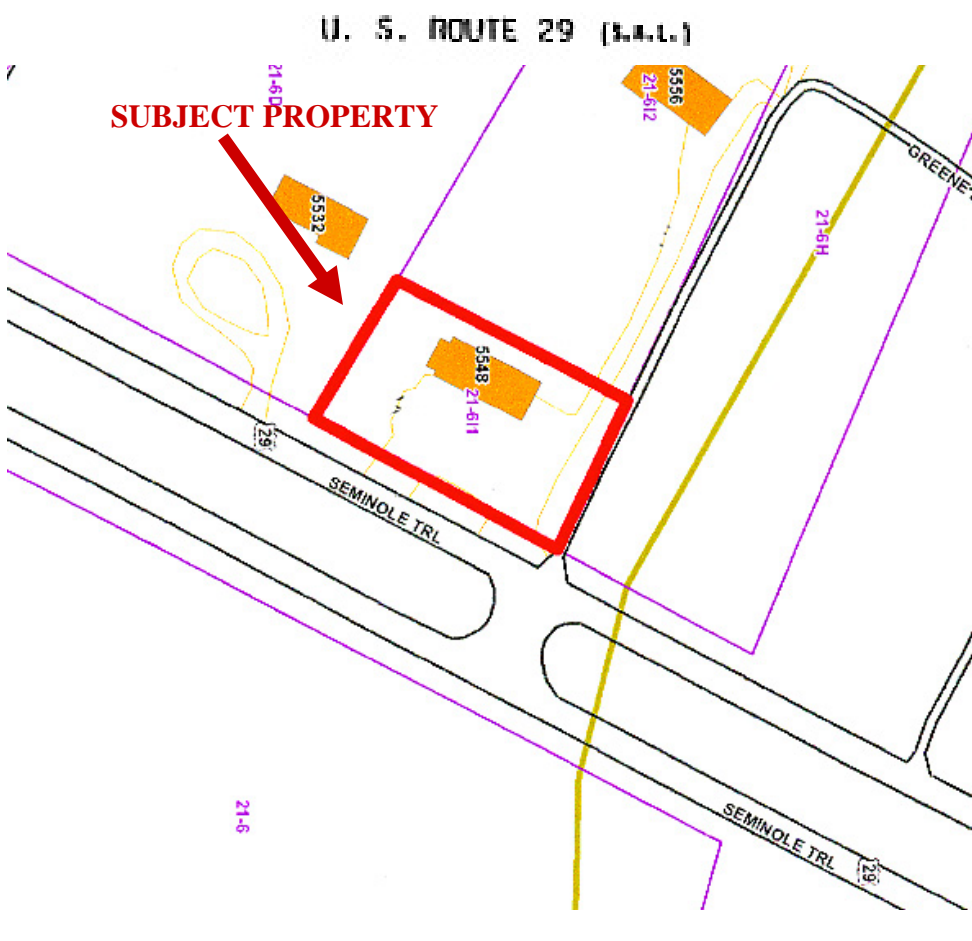
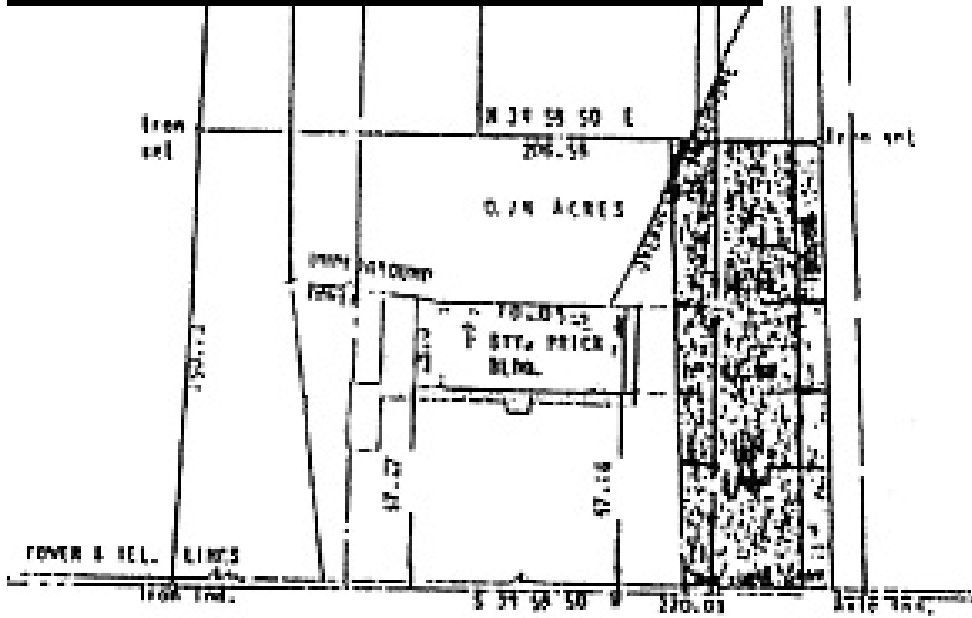
Office: 540-948-5050 ~ Cell: 540-718-4210

bgentry.broker@gmail.com

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

DIRECTIONS: From Ruckersville take US 29S to property located on the right after crossing Greene/Albemarle County line.

Tax ID# 0210000000611
 2009 Real Est. Taxes: \$2,019
 Zoned: RA



"Specialists in Commercial Properties of Central Virginia"

Jefferson Land & Realty

40 Commerce Lane, Suite A, Rochelle, VA 22738
 Tel: 540-948-5050 Fax: 540-948-4190
www.Jefferson-land.com Jeffersonland@gmail.com
 INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

