

Absolute Auction

Wed, July 22, 2026 at 12:30PM
at the Homewood Suites by Hilton,
4021 Wards Rd, Lynchburg, VA

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

**Zoned
B-5**

Commercial Opportunity near City Stadium

Office & Warehouse | 5,360 Sq.Ft. | Zoned B-5

2412 Marsh St, Lynchburg, VA



908 Sq.Ft. Office



2,144 Sq.Ft. Warehouse



Warehouse Mezzanine



1,280 Sq.Ft. Additional Storage

Commercial opportunity near Lynchburg City Stadium

- 5,360 sq.ft. total
 - 908 sq.ft. office - modern addition to front of original home with reception area, ADA restroom, & kitchenette
 - 2,144 sq.ft. warehouse - rear addition with 10x12 roll up door, mezzanine, restroom, 400amp 3-phase power
 - 1,280 sq.ft. storage - original home for additional storage
- Zoned B-5 Business
- 0.22 acre lot
- Concrete parking lot
- Just off Fort Ave & 12th St intersection
- Adjacent to Advance Auto
- Close to Miller Park and Lynchburg City Stadium



Adjoins AutoZone

DIRECTIONS TO PROPERTY

Lynchburg Expressway / US-29N BUS to Exit 3 (Kemper St exit). At end of ramp, LEFT on Kemper. 0.5 mi to LEFT on 12th St. 0.4 mi to intersection with Fort Ave. Straight through light onto Wadsworth. First LEFT on Marsh St. Property on left.

AUCTION SITE: Homewood Suites by Hilton
4021 Wards Rd, Lynchburg, VA

AGENT ON SITE

- Tue, July 7 from Noon - 2PM • Thu, July 16 from Noon - 2PM
- Private showings available by appointment.
- Agents - please call office to show. Coded lockbox available.

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. Sells ABSOLUTE to highest bidder. See website for full terms.



www.TRFAuctions.com

434.847.7741



Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597

Torrence, Read, & Forehand Auctions | 101 Anjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

TRFA AUCTIONS

Torrence, Read, & Forehand
101 Annjo Court
Forest, VA 24551

Presorted
First Class Mail
U.S. Postage
PAID
Lynchburg, VA
Permit No. 504

Return Service Requested

ABSOLUTE AUCTION Office / Warehouse Lynchburg, VA	BANKRUPTCY AUCTION Commercial on S Main Danville, VA
	
July 22 Wednesday	July 31 Friday

UPCOMING AUCTION

Office / Warehouse in Lynchburg, VA | Commercial Corner on S Main St in Danville, VA

Bankruptcy AUCTION

4.84 ACRES
on S. Main St
Danville, VA

Prime Location across
from Food Lion fronting
on 3 roads incl. S Main

Live & Online
Friday, July 31
12:30PM
at the Institute for
Advanced Learning &
Research, Danville, VA



Bid Online at
bid.TRFAuctions.com

4.84 ACRE CORNER

S. Main St. | Danville, VA

