



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR SALE
168 FAULCONERVILLE DR. - AMHERST, VA
3,541 Sq. Ft. & 1.03 Acres ±



Property Overview

Building Size 3,541 Sq. Ft. ±

Lot Size 1.03 Acres

Zoning B-2 (General Commercial)

Features

- Built in 1929 (Renovated in 2022)
- Acoustic Tile Ceilings
- LVP Flooring
- ADA Restrooms/Multi Stall/Full Bath
- Meeting/Dining Room
- Foyer
- 3 Offices
- Commercial Zoning
- Septic System
- Concrete Patio w/ Gazebo

Price
-\$449,000.00

Ricky Read, CCIM
Principal Broker
434-841-3659
ricky@realestatelynchburg.com

**COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS**
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

Property Features

Overlooking Route 29 in Amherst, Virginia, this recently renovated commercial property (completed in 2022) offers an exceptional opportunity for a wide range of professional and institutional uses.

The building provides a handicap-accessible main entrance leading to a spacious foyer. Interior improvements include large open workspaces and conference or meeting rooms, new HVAC and dehumidifier system, ADA-compliant restrooms, kitchenette, and dining area. Both front and rear entrances allow for efficient access. The site offers ample paved parking with clearly marked spaces, as well as well-maintained, gently graded green space that enhances visibility and curb appeal.

Prominently positioned along the Route 29 corridor, this property benefits from excellent exposure to passing traffic. The combination of modernized building systems, functional layout, and professional presentation makes it ideally suited for office, educational, medical, or community-oriented uses.

Luke Dykeman
Associate Broker
434-944-3920
lukedykeman@realestatelynchburg.com

Forrest Booth
Commercial Agent
434-841-4110
forrest@realestatelynchburg.com

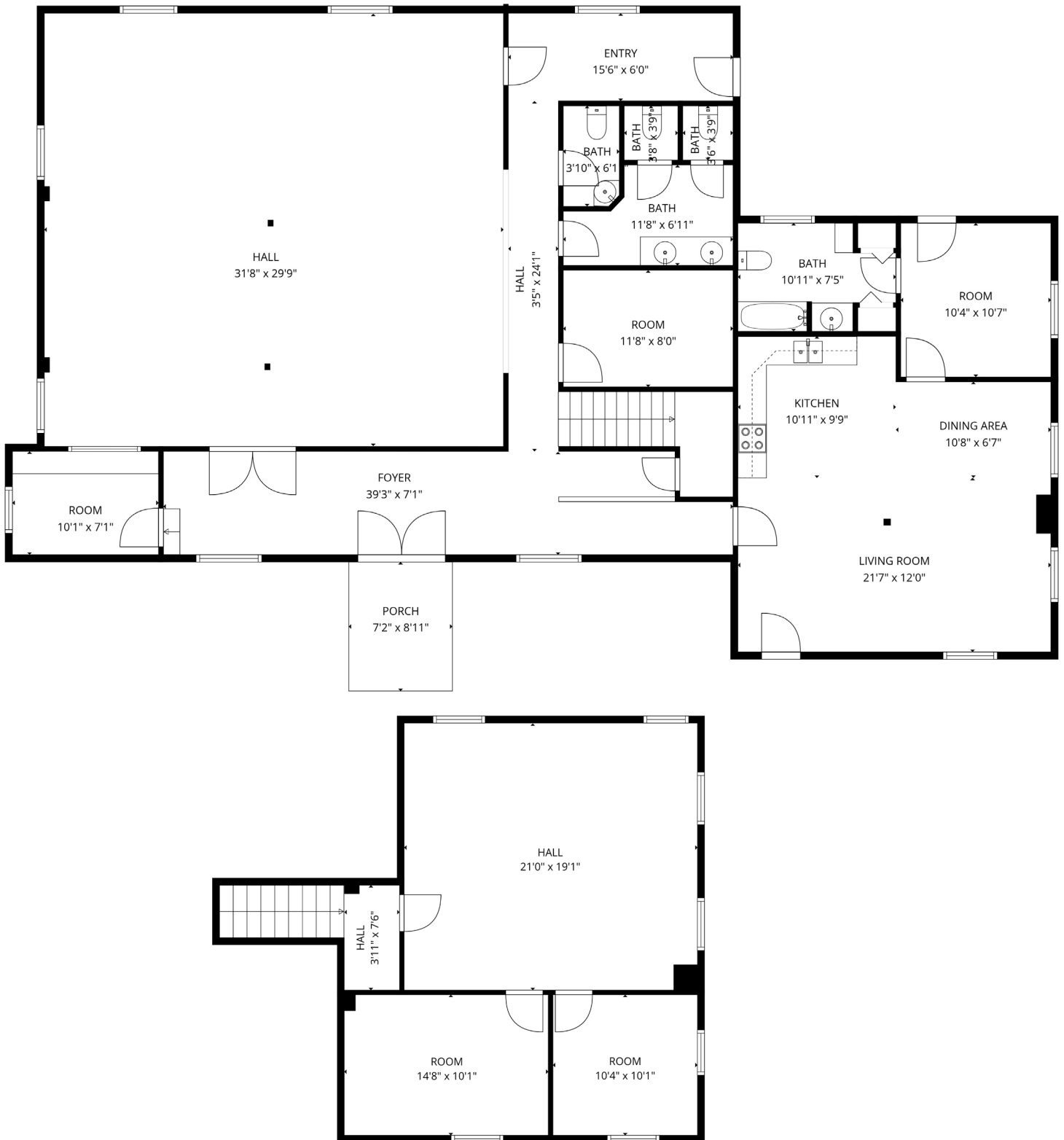
©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR SALE



**COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS**
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.