

# Montvale Center for Commerce



## Location

On 460 in Western Bedford County, midway between Bedford & Roanoke. Distance to retail: City of Bedford 10 miles, Blue Ridge 9 miles & Roanoke 18 miles. Traffic count is 18,000 cars per day.

## Utilities

Served by 6" water line and 8" sewer lines • Electricity and fiber available • Propane available

## Taxes

- Real estate - \$.50 per \$100 assessed value
- Business personal property - \$1.70 per \$100 original purchase price
- Machinery and Tool - \$1.20 per \$100 original purchase price
- Merchants Capital – NONE (eliminated in 2011)



## Commercial Property

The 19+/- acres commercial shopping center can be laid out to suit a developer's plans. This prime location offers an excellent site for a potential retail development in an area that has been under-served as the county's growth has developed over the past two decades.

## Industrial Property

Lots in the 45+/- acre business park vary in size from 5 acres up to a potential 20 acres. Lot lines represented on the design layout can be revised to accommodate ultimate users.

*This park offers the amenities sought by today's growing companies – located on a major divided highway, all in a beautiful setting that appeals to the most discriminating taste.*

Call us today  
Bedford County  
Office of Economic  
Development

122 East Main Street  
Suite 202  
Bedford, VA 24523  
540-587-5670