

Commercial Property Located at:

**Butterfield's Golf Carts
1049 Beale Trail Road
Montvale, VA 24122**

Subject consist of 7.95 acres located on Beale Trail Rd. and borders Route 460 (West Lynchburg-Salem Tpke) in the Montvale area of Bedford County and is a 4 lane divided highway.

The property is improved with a 1 (one) Story Metal/Frame Building (9,000 SF) built in 1980 on a slab. The main Building #1 consists of offices, showroom with 11' ceiling height, half baths, parts department (3,000 SF), warehouse/shop area and paint booth (4,000 SF) and a workshop area (2,000 SF), ceiling height approximately 14'- 18' with adequate plumbing, heating, and electrical.

Other improvements include three (3) other one story pole/metal/frame warehouse buildings on slabs.

#2 Warehouse which includes open shed (96 x 118 = 11,328 SF) located behind main building

#3 Warehouse also includes open shed (60 x 158 = 9,480 SF) located to the left of main building

#4 Warehouse (26 x 98= 2,548 SF) located behind the #2 warehouse.

There is a well, septic, chain link fence, paved and gravel parking, and zoned PID (Planned Industrial Development)

The property is not in a flood hazard area