

# 40 Apartment Units (4 Buildings)

**Residential  
Rental  
Income!**



**Day & Ferdinand Avenues  
SW Roanoke**

*Broker participation encouraged!*

## **AUCTION: Wed, August 11<sup>th</sup> at 12 noon**



**Day & Ferdinand Avenues  
SW Roanoke**

**800-780-2991**  
[www.countsauction.com](http://www.countsauction.com)

VAAF93

828 Main Street, 15th Floor, Lynchburg, VA 24504



# 40 Apartment Units (4 Buildings)

**Major Auction  
August 11<sup>th</sup> at 12 noon**

# 40 Residential Apartment Units (4 Buildings) AUCTION: Wed, August 11<sup>th</sup> at 12 noon



## 602 Day Ave (18 units)

(12) 1BR units, (6) 2BR units  
12,240±sf (4,080±sf per floor)  
Lot size: 0.45 acres (150' x 130')  
Tax Parcel: 1120513 (Built in 1986)  
Legal Description: Lots 12-14, Block 3, Lewis Reserve  
Annual income: \$97,200



## 618 Day Ave (10 units)

(4) 1BR units, (2) 2BR units, (4) efficiency units  
7,500±sf with 3,750±sf basement  
Lot size: 0.15 acres (50' x 130')  
Tax Parcel: 1120511 (Built in 1928)  
Legal Description: Lot 10, Block 3, Lewis Reserve  
Annual income: \$46,200  
**Auction to be held at 602 Day Ave. property**



## 620 Day Ave (4 units)

(4) 1BR units  
2,484±sf with 1,242±sf basement  
Lot size: 0.15 acres (50' x 130')  
Tax Parcel: 1120510 (Built in 1922)  
Legal Description: Lot 9, Block 3, Lewis Reserve  
Annual income: \$20,700  
**Auction to be held at 602 Day Ave. property**



## 813 Ferdinand Ave (8 units)

(8) 1BR units  
6,568±sf with 1,642±sf basement  
Lot size: 0.15 acres (50' x 130')  
Tax Parcel: 1120510 (Built in 1930)  
Legal Description: Lot 15, Block 2, Barnes  
Annual income: \$41,400  
**Auction to be held at 602 Day Ave. property**



**Each building sells separately.**

### Directions to Day Ave. Buildings

Take 581 to Exit 6 (VA-24/ELM AVENUE)  
Take Elm Avenue SE to right on 6th Street SW  
Turn left onto Day Avenue SW  
602 Day Avenue is on the left

### Directions to Ferdinand Ave. Property (from Day Avenue properties):

Turn right onto 6th Street SW  
Turn right onto U.S. 221/Elm Avenue SW  
Turn right onto Ferdinand Avenue SW  
813 Ferdinand Avenue is on the right



**Sale Manager:** Bill Bryant, CAI, AARE

Offered in cooperation with **Chris Gentry**  
Gentry Commercial Real Estate (434) 485-8901

**All units have great rental history!**  
**Numerous recent upgrades to the properties!**

### Property Previews:

Thursday, July 29<sup>th</sup>  
Day Ave (11am-12pm) & Ferdinand (12:30-1:30pm)



Day & Ferdinand Avenues  
**SW Roanoke**



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**Terms:** 5% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.