



# **MEAD ASSOCIATES**

INCORPORATED

Real Estate Services

21 North Main Street, Lexington, Virginia 24450 □ Telephone 540/463-7168

[www.meadproperties.com](http://www.meadproperties.com)



## **306 E. Nelson Street \$189,500**

Brick ranch presently in two apartments. Good investment or would convert to a single residence. Convenient location for medical, grocery shopping, restaurants and downtown.

## FEATURES

### Main Floor Apartment:

3 Bedrooms

1 Bath

Kitchen

Living Room/Dining Room with fireplace

Hardwood floors

Central Heat and Air-conditioning

Main Floor apartment currently leased through May 31, 2010 and then another lease will start June 1, 2010 through May 31, 2011

### Basement Apartment:

Living Room/Dining Area

Kitchen

Bedroom

Bath

Hardwood Floors

Electric Baseboard Heat

Walkout to large shaded yard

Basement apartment leased through May 31, 2010

### Both Apartments:

Public Water and Sewer Furnished

**Owner:** Estate of Josephine L. Bower

**Legal:** Instrument Number: 08000060W, **Tax Map:** 2492

**Schools:** Waddell, Lyburn Downing, Rockbridge Co. High School

**Items to Convey:** In "as is" condition: Stoves, refrigerators, washer and dryer

**Taxes:** \$1,202.70



**Listing Agents:** Alice Strecker

Leslie Lee

**Office Phone:** 540-463-7168

**MLS:** 121855

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*(The foregoing information is believed to be accurate, but none of it shall be deemed a representation or warranty of any kind.)*