



MEAD ASSOCIATES

INCORPORATED

Real Estate Services

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

www.meadproperties.com



306 E. Nelson Street

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
Air-conditioned

Basement Apartment::

Living Room/Dining Area
Kitchen
Bedroom
Bath
Hardwood Floors
Walkout to large shaded yard

Both Apartments:

Main Floor apartment leased through June 2009
Gas heat and water included
Public Water and Sewer

Owner: Estate of Josephine L. Bower

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

Schools: Waddell, Lylburn 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.)