

“Magnolia Lot”

Basic Information:

Location: Magnolia Ave. & 20th Street Ave, Buena Vista, VA 24416

Tax Map No's.:

Zoning: MU – Mixed Use District

Tax Assessed Value: \$47,500

Independent Appraiser Value (2017): \$55,000

Description:

The Subjects site is a rectangular shaped plot that totals three contiguous parcels each of which are recorded as having 50' frontage and 125' depth, which brings the total site to 18,750 SF or 0.430 acres. The Subject is located in the central portion of downtown Buena Vista in what is considered the primary business area for the City. The Subject is a corner lot with average-to-good visibility.

In general the Subject site is at street grade with Forest Avenue and increases slightly with the elevation of 20th Street. The site is generally level throughout, with a gradual incline to the rear alley. The site is generally asphalt and gravel covered throughout. All public utilities are available to the site including water, sewer, electricity, gas, and telephone.

Per FEMA Map 511163C0401C dated 04/06/2000, the Subject is not located in a FEMA Special Flood Hazard Area. The Subject is within FEMA Flood Zone 'X500' indicating a minimal flood risk identified as 0.2% chance of annual flood hazard.