

“Ramsey”

Basic Information:

Location: 2076 Magnolia Ave, Buena Vista, VA 24416
Tax Map No: 34-1-2-27- 15 & 16
Gross Building Square Footage: 6,750 SF
Land Area/Shape: 0.1434 acres (6,250 SF / Rectangular)
Zoning: B1 – General Business District
Tax Assessed Value: \$312,500 (\$30,000 Land, \$282,500 Building)
Independent Appraiser Value (2017): \$175,000
Historic Tax Credit Eligible

Description:

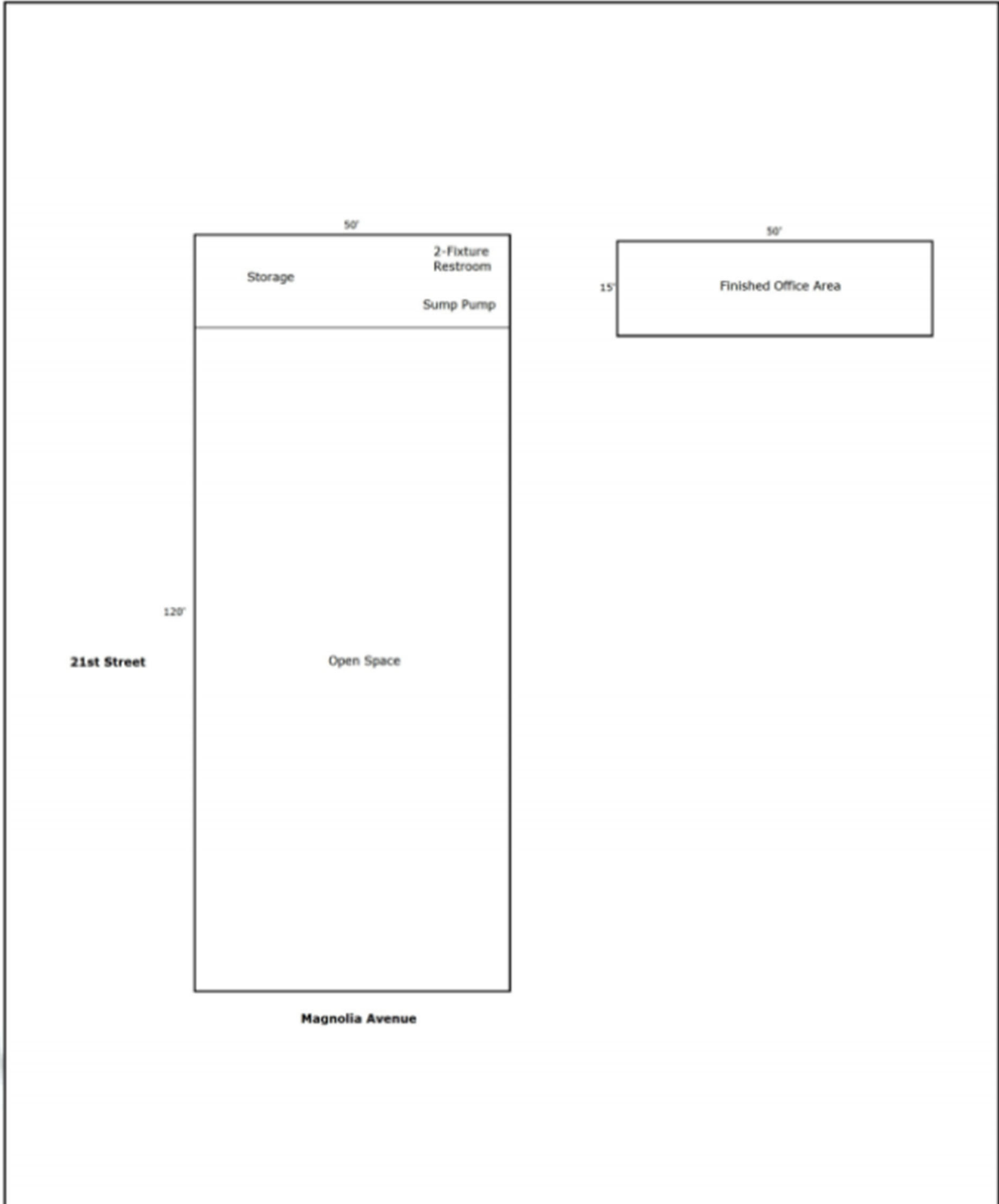
The Subjects site is a rectangular shaped plot that is recorded as having two parcel each stated as having 25' frontage and 125' depth, which brings the total site to 6,250 SF or 0.1434 acres The Subject is located in the central portion of downtown Buena Vista in what is considered the primary business area for the City. The Subject is a corner lot with good visibility and access to parking on the street or rear alley.

In general the Subject site is at street grade with Magnolia Avenue and elevates slightly along 21st street traveling toward the rear of the site. The site has a gradual upslope extending from Magnolia Avenue to the rear of the site. There is an alley in the rear as well as street parking along the front of the Subject site. All public utilities are available to the site including water, sewer, electricity, gas, and telephone.

Per FEMA Map 51163C0401C 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.

The main improvement consists of a 6,750 Square foot one-story commercial building that is currently vacant and was last used as an office building. The building is an open shell style space that is ready for redevelopment. The front portion of the building, which measures 105' by 50' (5,250 SF) is an open style space that has suspended has heaters and no AC. The rear of the building, which measures 15' x 50' (750 SF) is several steps down and functions as a rear basement space. This space has rooms for storage as well as one 2-fixture restroom. There is a sump pump in the corner of this space for water removal. Above this lower level is a 15' x 50' (750 SF) space that is at street grade along 21st Street and is finished as an office area. This space is generally finished with carpet floor coverings, painted drywall, and gas heat.

The Subject improvement is built on a slab foundation, with one lower area also on slab. The exterior is brick and concrete block construction with mostly casement style windows. The roof is a flat design that has a rubber membrane covering. The covering appears to be newer and is of well-maintained condition. The exterior is generally of average condition and appeal with less visible deferred maintenance than what is seen in the interior.

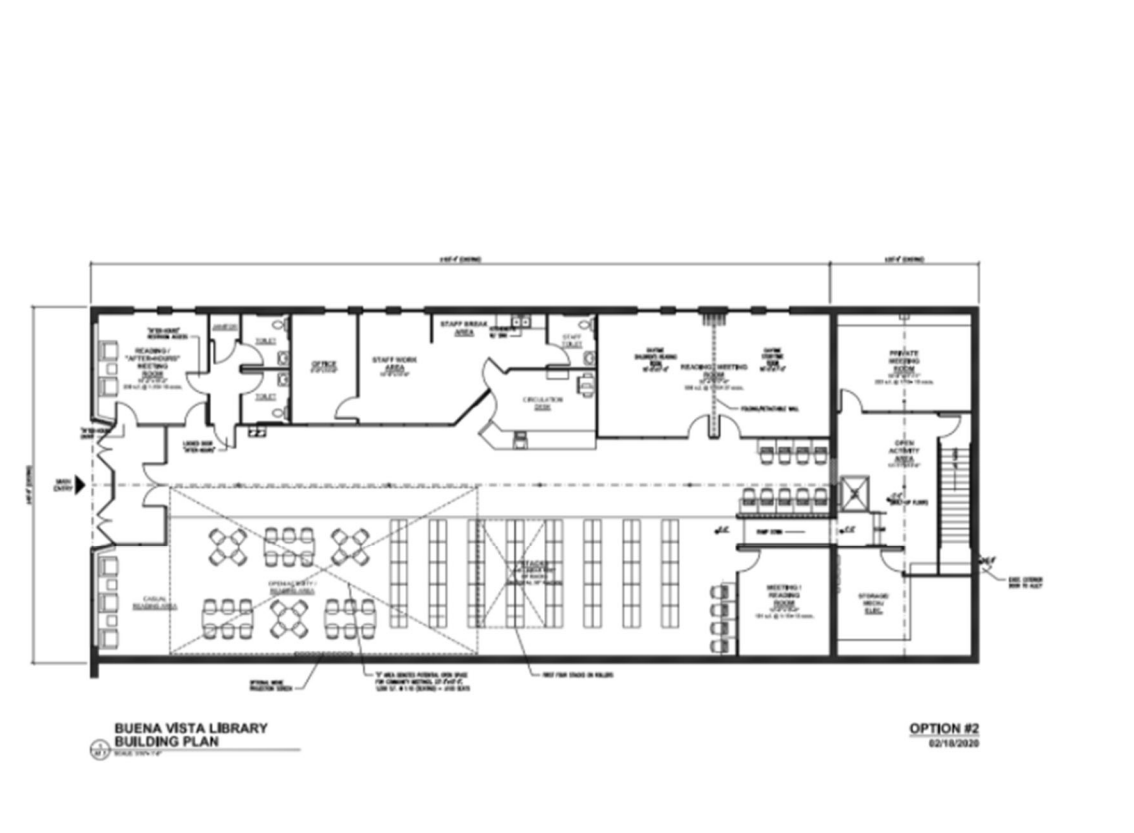
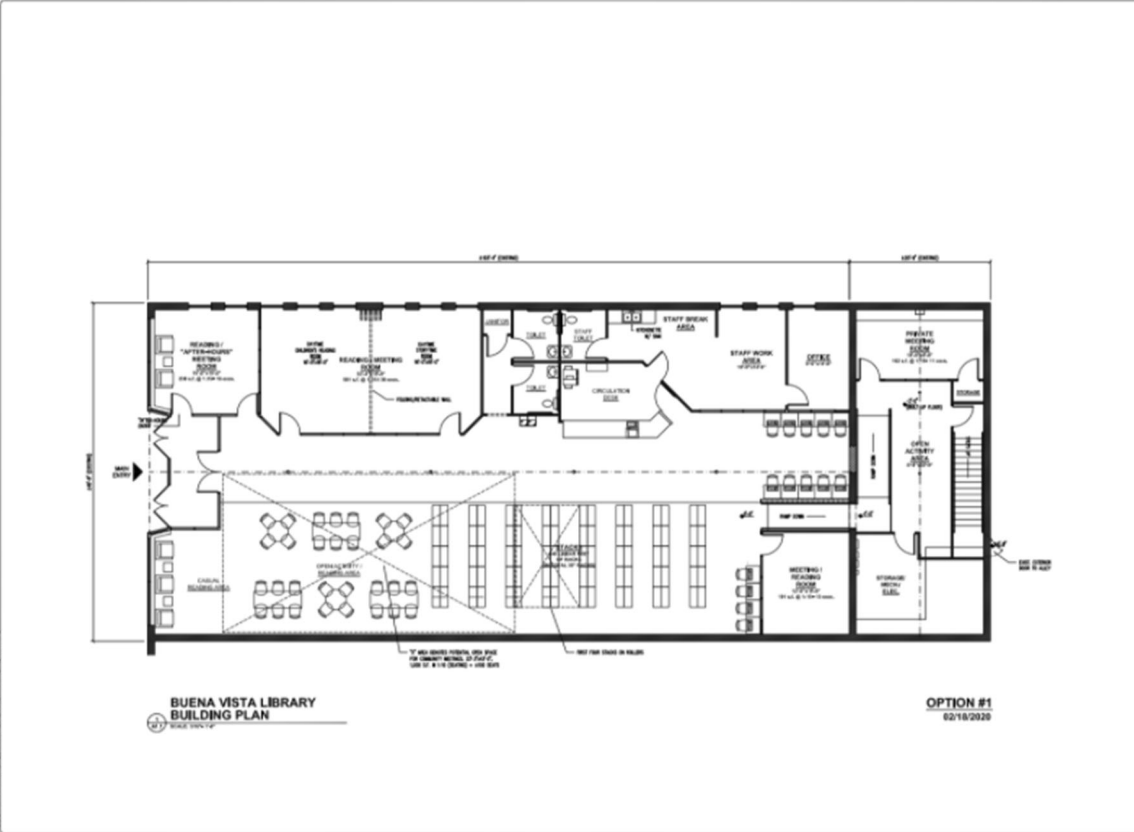


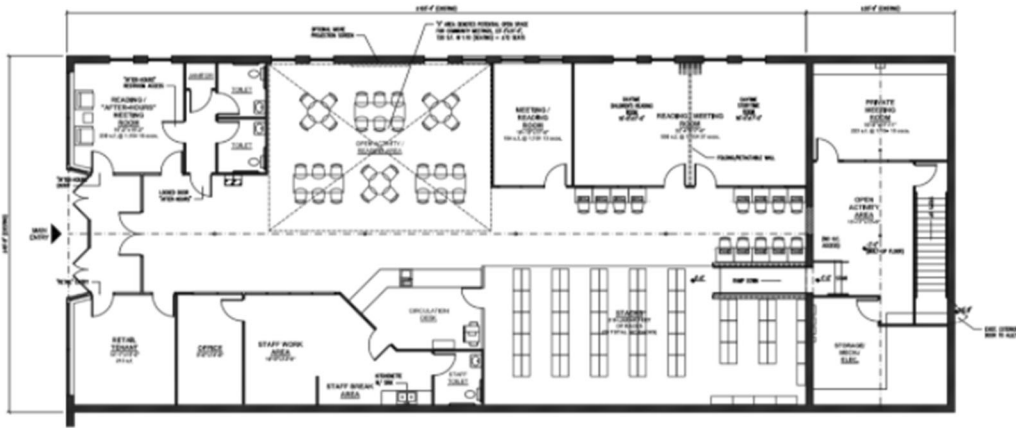
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	6000 Sq ft	$50 \times 120 = 6000$
Second Floor	750 Sq ft	$15 \times 50 = 750$
Total Living Area (Rounded):	6750 Sq ft	

Drawings of potential BV library in this building:





**BUENA VISTA LIBRARY
BUILDING PLAN**

**OPTION #3
02/18/2020**



PRELIMINARY

**"RAMSEY BLDG" (P4) RENOVATION
BUENA VISTA LIBRARY
RENOVATION BUILDING PLAN**

SCALE: 1/8" = 1'-0"
DATE: 02/18/2020
BY: [Signature]