

## **“Town Square”**

### **Basic Information:**

Location: 2117 Magnolia Ave, Buena Vista, VA 24416  
Tax Map No's.: 34-1-2-15-17, 18, 19, 20A&20B  
Land Area/Shape: 0.2743 acres (11,950 SF / Rectangular)  
Zoning: MU – Mixed Use District  
Tax Assessed Value: \$58,500  
Independent Appraiser Value (2017): \$110,000

### Description:

The Subject site is a rectangular corner shaped plot that is recorded as having four parcels of varying sizes, that total site of 11,950 SF or 0.2743 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 has substantial concrete pad parking off the rear alley for the area.

In general the Subject site is at street grade with Magnolia Avenue and remains level along 21st street as well. 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. Both, Magnolia Avenue and 21st Street, have sidewalks and curbs along the Subjects site.

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.