

COUNTY OF FLUVANNA, VIRGINIA

COLUMBIA ELEMENTARY SCHOOL (FORMER) 563 Wilmington Road, Palmyra, VA 22963

PROPERTY INFORMATION

Description of Land:

The subject property is located on the southwest side of Wilmington Road, within the County of Fluvanna, Virginia. The land area is ± 7 acres (mostly open with couple wooded acres in south corner of property) with approximately 775 feet of frontage on Wilmington Road. The subject is improved with a vacant school building measuring $\pm 14,270$ /SF of GBA and ancillary site improvements. The property is addressed as 563 Wilmington Road, Palmyra, Va. 22963. The subject property is further identified as Fluvanna County tax map number 43-A-22.

The property is gently rolling (almost level) throughout and rectangular in shape. The property is currently zoned A-1 (Agricultural District) and has its own private well and septic system. The site is located within a designated flood zone X (meaning not in the flood zone).

Description of Improvements:

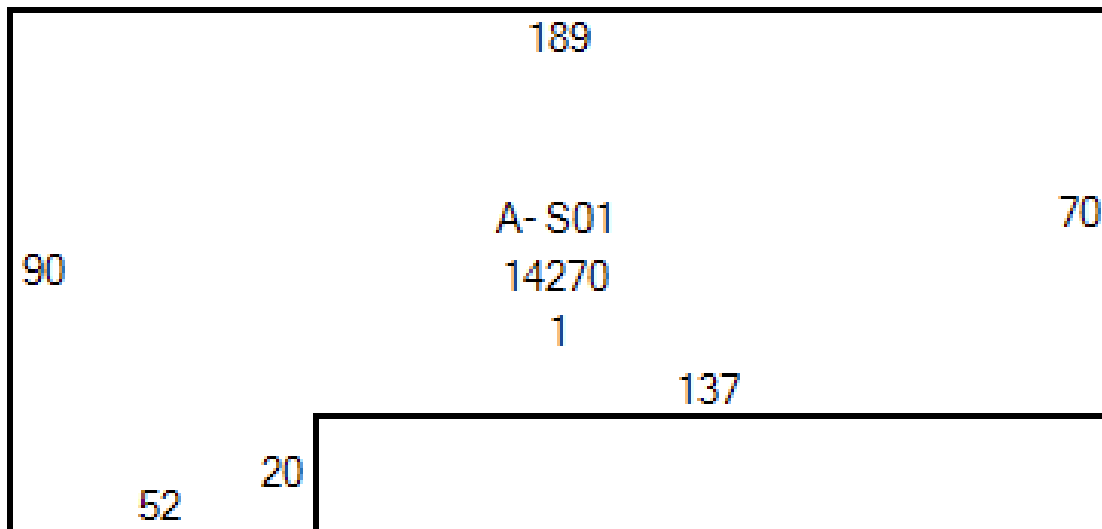
The subject property is improved with a vacant one-story school building measuring $\pm 14,270$ square feet of GBA (Gross Building Area) and built in the year ± 1966 . The building has baseboard electric heat with window unit air conditioning throughout. The exception being a heat pump system servicing the auditorium/cafeteria areas. The building is framed with concrete block. The exterior walls are brick faced. The roof is flat, consisting of a combination gravel/foam top coat material. The building is on a concrete slab.

The interior consists of drop ceilings with florescent lighting. The floors are a combination of terrazzo tile, commercial vinyl tile, with carpet in the classrooms. The walls are mostly painted concrete block with ceramic tile in the hallways. The interior layout is typical of this era. The auditorium/cafeteria area is of dual use with a commercial kitchen and a stage. The building has three restrooms, reception area, library, several offices, mechanical room, and six classrooms.

Ancillary Site Improvements:

The subject property contains ample parking areas, adequate ingress and egress, and standard landscaping and aesthetical features permitted by zoning and neighborhood regulations. There is a paved basketball court, playground, bus repeater tower (not adequate for cell phone use), and a brick pump house (8'x 8'). The property is served with private well and septic. The private well is approx. $\pm 40'$ from the building. The private septic is approx. $\pm 20'$ from the building, which drains into a pumping station that is approx. $\pm 60'$ from the building.

Property Sketch:



SUBJECT PHOTOGRAPHS



Camera facing southwest toward the front and left side of subject building.



Camera facing northeast toward the rear of subject building.



Street Scene: Camera facing northwest along Wilmington Rd. Subject on left.



Street Scene: Camera facing southeast along Wilmington Rd. Subject on right.

Please direct all inquiries to the contacts below:

Primary/Property Contact:

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Economic Development Inquiries:

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