

COUNTY OF FLUVANNA, VIRGINIA

CUNNINGHAM ELEMENTARY SCHOOL (FORMER) 479 Cunningham Road, Palmyra, VA 22963

PROPERTY INFORMATION

Description of Land:

The subject property is located on the north side of Cunningham Road, within the County of Fluvanna, Virginia. The land area is +10 acres (partially wooded in rear) with approximately 1,500 feet of frontage on Cunningham Road. The subject is improved with a vacant school building measuring +22,758/SF of GBA and ancillary site improvements. The property is addressed as 497 Cunningham Road, Palmyra, Va. 22963. The subject property is further identified as Fluvanna County tax map number 39-A-48. The property is gently rolling (almost level) throughout and mostly 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:

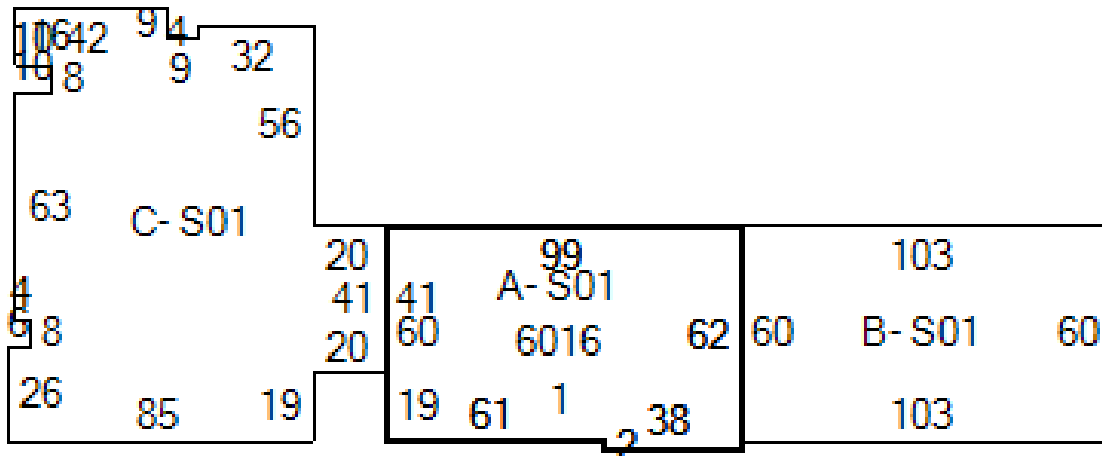
The subject property is improved with a vacant one-story school building measuring $\pm 22,758$ square feet of GBA (Gross Building Area) and built in the year ± 1955 . The structure is heated and cooled with a heat pump system. The building is framed with concrete block. The exterior walls are brick faced. The roof is flat, consisting of a combination gravel/foam top coat material. The majority of the building is on concrete slab with a partial concrete basement ($\pm 1,000$ S/F) which consists of three mechanical rooms (old furnaces out of service due to heat pump system).

The interior consists of drop ceilings with florescent lighting. The floors are mostly commercial vinyl tile with carpet in the classrooms. The walls are mostly painted concrete block with ceramic tile (5' high) 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 seven restrooms, reception area, library, ten offices, mechanical room, and eleven classrooms.

Ancillary Site Improvements:

The subject property contains ample paved 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), frame outbuilding (12' x 16'), and a brick pump house (8' x 8'). The property is served with private well and septic. The private well is approx. ± 75' from the building. There are (2) private septic tanks, one approx. ± 30' and one approx. ± 25' from the building.

Property Sketch:



SUBJECT PHOTOGRAPHS



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



Camera facing southwest toward the rear and right side of subject building.



Street Scene: Camera facing east along Cunningham Rd. Subject on left.



Street Scene: Camera facing west along Cunningham 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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