

ONLY at AUCTION

# ONLINE ONLY MULTI-PROPERTY AUCTION



## Four Commercial Properties on Main St., Marion, Virginia

Auction begins to Close Thursday, August 27, 2026 @ 6:00 p.m.



### Auction #1 221 W. Main St., Marion, Virginia

221 W. Main St., Marion, Va. is a 11,884 square foot, 3 story property with a 1,850 square foot basement. It is situated on a .5 acre parcel located next to the fire department in the town limits of Marion. The most recent use was as a assisted living facility. It is currently vacant. Zoned CG. Tax Map #s 209-117-39, 209-117-39A, and 209-117-40 There is a recent appraisal for \$355,000 and the tax assessment is \$358,900. **IT SELLS ABSOLUTE WITH A MINIMUM BID OF \$50,000!**

### Auction #2 540 S. Main St., Marion, Virginia

540 S. Main St., Marion, Va. is 11,823 square foot former mental health facility that has been vacant for 15 plus years. It sits on a large 1.55 acre tract in the town limits. Zoning is CG. Tax Map #208-102-8. Every major system need renovation, however this site is one of the largest and most desirable commercial tracts in Marion. The recent appraisal is \$200,00. Tax assessment is \$281,400. **IT SELLS ABSOLUTE WITH A MINIMUM BID OF \$50,000!**

### Auction #3 556 S. Main St., and 129 Greenway Ave., Marion, Virginia

556 S. Main St. is a 9,440 square foot warehouse with office space and room for apartments upstairs. The building is solid and the roof appears to be in good condition. It also features heavy 3-phase electrical infrastructure. 129 Greenway Ave., is a 8,250 square foot shop. The barrel-style roof needs to be replaced. The 2 buildings sit on a .722 acre site. Zoning is IG., Tax map#s are 208-102-9, 229-110-A-1, & 229-110-A-2. Recent appraisal value is \$275,000. Tax assessment is \$312,400. **IT SELLS ABSOLUTE WITH A MINIMUM BID OF \$50,000!**

**Inspection:** Properties shown by appointment. Contact Dwight Counts @ 276-759-3444.

**TERMS:** A 10% buyers premium will be added to final high bid to determine contract price. 10% deposit required. If high bid is approved by seller, high bidder will be required to sign contract within 48 hours.

**Auctioneers Note:** This is a great opportunity to invest in commercial real estate in Marion, VA! All information is deemed accurate. Buyers are responsible for their own due diligence in determining condition of properties.

**To register to bid online and for terms, go to [countsauktion.com](https://countsauktion.com) or Download the Counts Realty and Auction App!**

Announcements made day of sale take precedence over all printed materials.  
For further information contact



**DAVID COUNTS**  
Va. Auctioneer #0326

Abingdon, Virginia  
(276) 628-8123

**COUNTS AUCTION GROUP**  
**AUCTIONEERS**

Abingdon • Lynchburg • Marion  
[www.countsauktion.com](https://www.countsauktion.com)  
**BILL BRYANT - Lynchburg**



**DANNY COUNTS**  
**DWIGHT COUNTS**  
Va. Auctioneer #2276

Marion, Virginia  
(276) 759-3444