

## Scott Building 2

417 E. Ridgeway Street  
Clifton Forge, VA 24422

[Driving Directions](#)

**This property is located in an Enterprise Zone (expires on 12/31/2025).**



### Contact Info

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### Building Specification

Total Building Space (sq. ft.)	1,875	Total Available Space (sq. ft.)	1,875
Maximum Contiguous Space (sq. ft.)	1,875	Contiguous to Floor	1,875
Number of Floors	1	Construction Type	Masonry
Floor Type	Tile	Year Built	1922
Site Acreage	0.57	Zoning Classification	CFBD

### Utilities

Electric Service Provider	Dominion Energy Virginia
Natural Gas Supplier	Columbia Gas of Virginia
Water Provider	Town of Clifton Forge
Sewer Provider	Town of Clifton Forge
Telecommunications Provider	Lumos Networks/Shentel
Broadband Speed Level	<a href="http://www.alleghanyhighlandsbroadband.com/">http://www.alleghanyhighlandsbroadband.com/</a>

### Transportation

Interstate / Distance	Interstate 64 / 1.6 miles
4-Lane Arterial Highway / Distance	U.S. Highway 220 / 15.5 miles
Commercial Airport / Distance	Roanoke-Blacksburg Regional Airport / 55 miles
Commercial Airport / Distance	Greenbrier Valley Airport / 40 minutes / 43.3 miles
General Aviation Airport / Distance	Ingalls Field Airport / 32 minutes / 14.3 miles
Nearest International Airport	Washington-Dulles / 2 hours 56 minutes/203.8 miles
Other International Airport	Raleigh-Durham / 3 hours 28 minutes / 184.6 miles
Rail Provider	N/A

**Labor Statistics** \* <https://censusreporter.org/profiles/16000US5117440-clifton-forge-va/>

## REIMBURSEMENTS FOR LOCAL ENTERPRISE ZONE

### Local Incentives

1. Utility Consumer Tax Reduction A payment equal to the amount of a 3-yr. reduction of utility consumer tax for qualifying new businesses. A 70% reduction in year one, 40% reduction for year two and 20% reduction for the third year.
2. Business License Tax Reduction A payment equal to the amount of a 3-yr. reduction of business license taxes for qualifying new businesses. 70%-40%-20% reductions.
3. Real Estate Tax Reduction A payment equal to the amount of a 3-yr. reduction in real estate taxes for qualifying new businesses. 70%-40%-20% reductions.
4. Machinery and Tools Tax Reduction A payment equal to the amount of a 3-yr. reduction in the machinery and tool tax for qualifying new businesses. 70%-40%-20% reductions.
5. Rezoning Fees Reimbursement A payment equal to the amount of the rezoning application fees for qualifying new businesses.
6. Building Permit Fee Reimbursement A payment equal to the amount of the building permit fees for qualifying new businesses.