**Site Data**

1771 Flanagan Christiansburg Virginia

Water private well

Sewer private septic system

Electricity American Electric Power

Telephone Verizon

Natural Gas Atmos Energy available

Zoning A-1 Agricultural District by Montgomery County

**Construction Details:**

Exterior walls – metal panels over wood-frame construction

Roof – Corrugated metal panels with plastic skylights over wood truss system

Gutters and downspouts – aluminum

Foundation – poured concrete and bare ground

Floor – earth and poured concrete under the office, bathroom, tack rooms and groom areas

 Interior walls – Mixture of smooth cut lumber in the stalls and exposed metal panels, exposed metal and wood paneling

Electric Service/Lighting – 200 amp service, florescent lighting with halogen lights over the arena space

Miscellaneous – exterior security lighting, sliding metal doors at either end of the arena, 18’ high rooms

35 single 12 x 13 stalls 3 double 12 x 26 stalls

2 12 x 13 tack rooms 12 x 13 feed storage area

2 restrooms 900 sq ft viewing stand overlooking the arena

Office with adjacent waiting/lounge area with windows to the arena