



**Investors**  
REAL ESTATE PARTNERS

**FOR  
SALE**

3783 Peters Creek Rd, Roanoke, VA

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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# PROPERTY DESCRIPTION PETERS CREEK FLEX INDUSTRIAL

## 3783 PETERS CREEK RD, ROANOKE, VA

<b>Total Parcel Area:</b>	±1.28 Acres
<b>Total SF:</b>	14,600 SF
<b>Zoning:</b>	CG – Commercial General
<b>Market:</b>	Roanoke



## PROPERTY DESCRIPTION

Positioned along the well-traveled Peters Creek Road corridor, this commercial property offers users strong visibility, convenient access, and a flexible site layout within one of Roanoke’s established commercial and industrial corridors. Situated on approximately ±1.27 acres, the property provides ample space for a variety of commercial, service, or light industrial uses.

The site benefits from its strategic location along Peters Creek Road with straightforward access to major transportation routes and surrounding commercial nodes. Its configuration allows for operational flexibility, making it well suited for owner-users, contractors, distribution users, or investors seeking a well-located commercial asset in the Roanoke market.

The property provides convenient connectivity to Downtown Roanoke, I-581, and other regional commercial corridors while maintaining strong visibility along Peters Creek Road.

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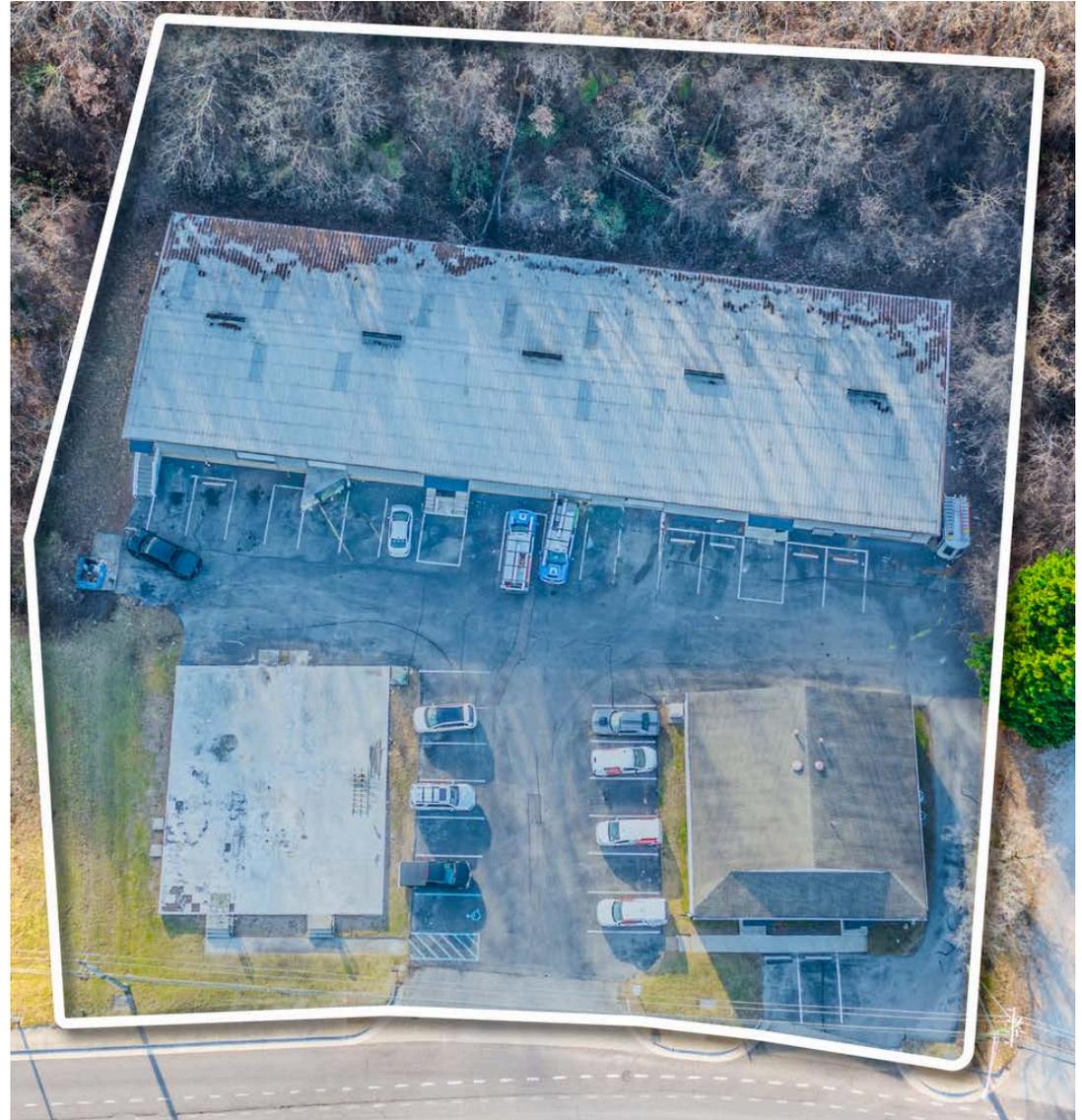


# OFFERING SUMMARY

## PETERS CREEK FLEX INDUSTRIAL

3783 Peters Creek Rd, Roanoke, VA

<b>SALES PRICE:</b>	\$1,300,000
<b>CAP RATE:</b>	7.03%
<b>NOI:</b>	\$91,356
<b>Total SF:</b>	14,600 SF
<b>Total Units:</b>	6
<b>Price PSF:</b>	\$89 / SF
<b>Total Lot Size:</b>	±1.27 Acres
<b>Zoning:</b>	CG – Commercial General
<b>Occupancy:</b>	100%
<b>Parcel Number:</b>	5200113



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# ADDITIONAL PHOTOS



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# FINANCIALS PETERS CREEK FLEX INDUSTRIAL

## INCOME & EXPENSES PETERS CREEK FLEX INDUSTRIAL

Category	Amount
Annual Gross Rental Income	\$123,812
Less 3% Vacancy	(\$3,714)
Effective Gross Income	\$120,097
Property Tax	(\$10,741)
Insurance	(\$3,499)
Property Management (3%)	(\$3,603)
Maintenance / Repairs (4%)	(\$4,804)
Dumpster	(\$3,600)
Electric	(\$561)
Water	(\$1,933)
<b>Total Operating Expenses</b>	<b>(\$28,741)</b>
<b>Net Operating Income (NOI)</b>	<b>\$91,357</b>
<b>Cap Rate</b>	<b>7.03%</b>

## TENANT BREAKDOWN PETERS CREEK FLEX INDUSTRIAL

Unit	Tenant	Annual Rent	SF	Lease Rate
3783	Lennox	\$16,900	1,300	\$13.00
3785	Go-Forth Home Services	\$16,800	1,300	\$12.92
3787 A	Richard & Delilah Rudolph	\$17,558	2,400	\$7.32
3787 B	Hyper Clean Duct Cleaning	\$21,600	2,400	\$9.00
3791	Precision Garage Doors	\$30,554	3,600	\$8.49
3793	USA Wholesale	\$20,400	3,600	\$5.67
<b>Total (Monthly)</b>			<b>\$10,317.67</b>	
<b>Total (Annual)</b>			<b>\$123,812.00</b>	



**Jason Fountain, CCIM** Principal Broker, at Investors Real Estate Partners, where he provides strategic direction across brokerage, investment, and advisory services. Over the past two decades, Jason has established himself as a market leader in the brokerage of multifamily, industrial, office, and retail properties, complemented by hands-on experience as both an owner and operator.



**Steve Zegarski** serves as President & Associate Broker at Investors Real Estate Partners. With over twenty-five years of real estate investing experience, Steve specializes in solving complex real estate challenges with practical, strategic and thoughtful solutions. As a national leader in sales management, Steve understands the marketing and sales process. He is an expert at creating value and uncovering the pathways to financial success for both buyers and sellers.