

FOR SALE

3012, 3014, 3022, 3024 &
3032 Trinkle Avenue
Roanoke, VA 24012

INVESTMENT OPPORTUNITY



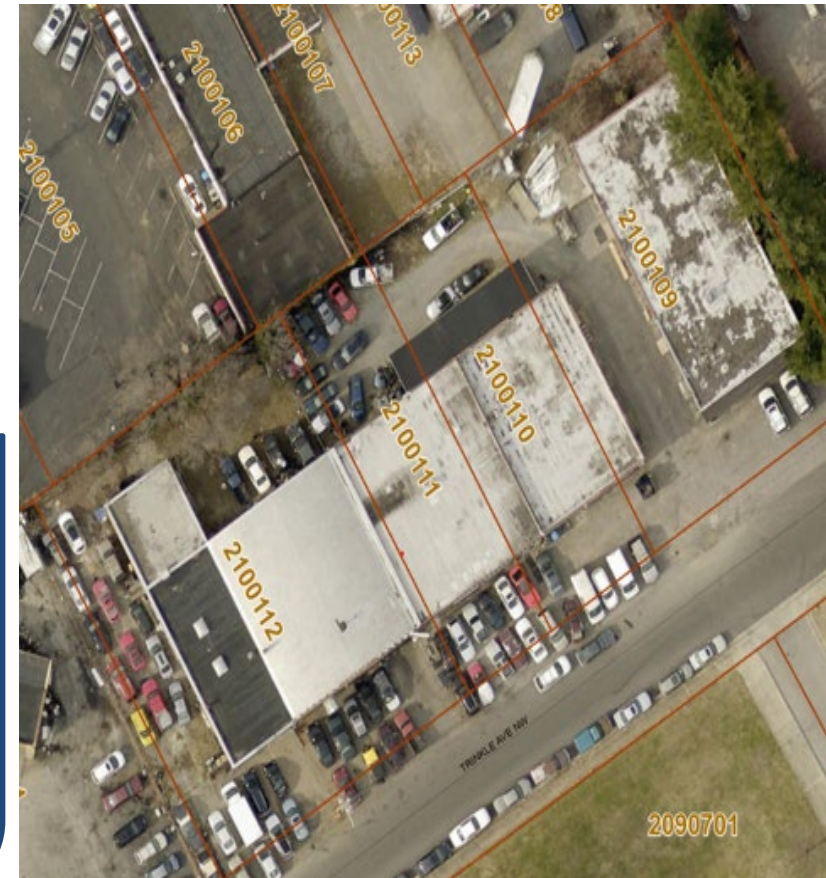
OFFICE/WAREHOUSE/RETAIL

Trinkle Avenue, Roanoke, VA 24012

Property Highlights

- 20,156 SF comprised of 2 brick buildings
- 1.06 acres
- 4 parcels
- Built in 1960
- 75% of the property is leased through April of 2028 (ask agent for financials), with opportunity to add value with lease on office/warehouse building
- Immediate access to Williamson Road

Sale Price \$1,100,000



Prime Location



Great Investment

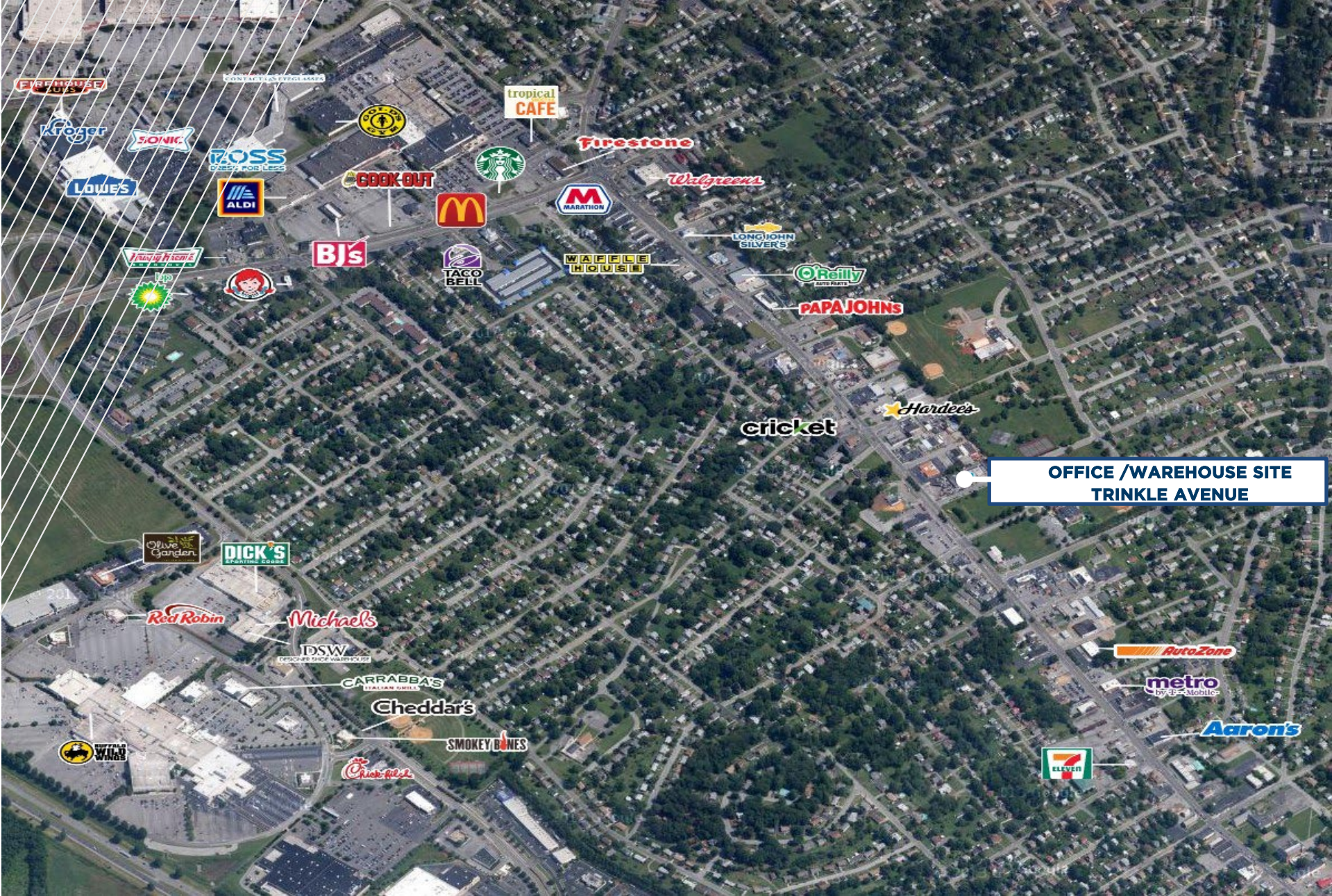
PROPERTY AERIAL

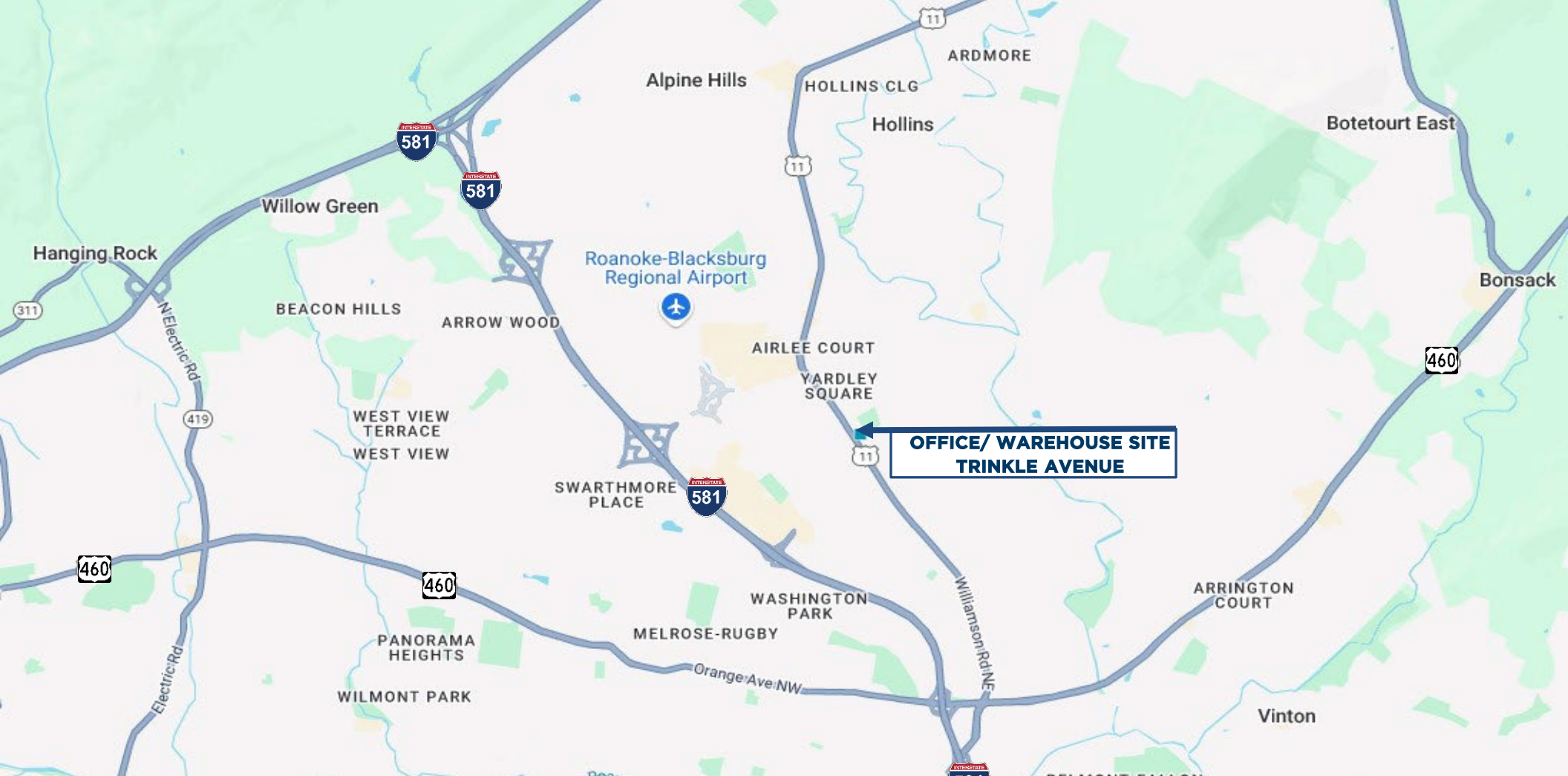


SITE PLAN

Building/Parcel	Parcel#	Square Footage	Tenant
3012-3014	2100112	7,200	Phin Auto Services
3022	2100111	4,250	Phin Auto Services
3024	2100110	3,435	Phin Auto Services
3032	2100109	5,271	For Lease (\$3,000/Mo)

SURROUNDING AREA





**OFFICE/ WAREHOUSE SITE
TRINKLE AVENUE**

FOR MORE INFORMATION, CONTACT:

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