



**Investors**  
REAL ESTATE PARTNERS

**FOR  
SALE**

**6704 Williamson Road, Roanoke VA**

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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REAL ESTATE PARTNERS

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# OFFERING SUMMARY

6704 WILLIAMSON ROAD, ROANOKE, VA, 24019

<b>Price:</b>	\$1,099,000
<b>Price Per SF:</b>	\$100
<b>Parcel Area:</b>	±0.52 Acres
<b>Building SF:</b>	11,000 SF
<b>Year Built:</b>	1955
<b>Zoning:</b>	C2

## PROPERTY HIGHLIGHTS

- **Owner Financing Available for Qualified Buyers**
- Prime Williamson Road Commercial Corridor Location
- ±11,000 SF (5,220 SF Finished + 5,780 SF Flex)
- Situated On Approximately 0.52 Acres
- Zoned C-2 Allowing Variety of Uses
- Open Showroom Areas
- Rear Warehouse with Roll-Up Door Access
- Private Offices & Storage Areas In Place
- Easy Access To Downtown Roanoke And I-581



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# PROPERTY PHOTOS | OCCUPIED



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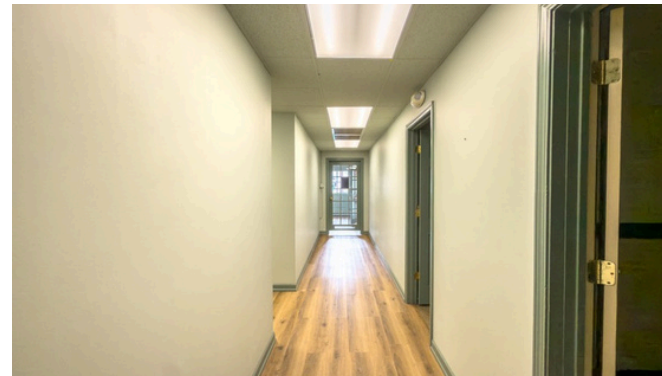


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# PROPERTY PHOTOS | VACANT



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Positioned along the highly traveled Williamson Road corridor, this ±11,000 SF commercial building offers users a flexible layout with strong visibility and convenient access.

Situated on approximately 0.52 acres and zoned C-2, the property supports a variety of retail, showroom, service, or flex uses within an established commercial corridor. Originally constructed in 1955, the building features expansive open display areas, private offices, storage space, and a rear warehouse component with roll-up door access, providing adaptability for a range of business operations.

The property has supported retail and service users and is well suited for owner-users or investors seeking scale along one of Roanoke's primary north-south corridors with straightforward access to Downtown Roanoke and I-581.

**Priced at \$1,099,000 – Call to Learn More!**

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