

Investment Property w/ 2nd Floor Residence-Downtown

22 CAMPBELL AVE SE



PROPERTY HIGHLIGHTS

- Strong opportunity for owner/occupant or investor
- Central, visible high-traffic location
- Convenient to US 460, US 220, I-581, I-81 and Roanoke-Blacksburg Regional Airport
- First floor Retail space available for occupancy September 1, 2026
- Second floor 2bd/2bth Residential unit nicely renovated in 2021, also available for occupancy
- Fully sprinklered

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	2
Lot Size:	2,197 SF
Building Size:	4,400 SF

KRISTA VANNOY, CCIM, SIOR
President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE Roanoke, VA 24011

PROPERTY DESCRIPTION



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Strategically positioned in the midst of vibrant Downtown Roanoke, this two-unit, 4,400 SF building seamlessly blends historic charm with modern convenience and presents an exceptional opportunity for investors. As Downtown Roanoke is home to more than 900 businesses and 2600 residents, 22 Campbell Avenue SE is accessible and highly visible. The glass-front first floor is configured as a modern street-level retail space and is available for new lease and occupancy as of September 1, 2026.

The second floor has been renovated into an attractive, modern 2bd/2bth residence (2021) and is available for new occupancy as of February 1, 2026. Recessed lighting, granite and hardwoods throughout, with the potential to develop a rooftop deck. Striking large windows overlook Campbell Avenue and flood the main living area with ambient light. Each spacious bedroom is endowed with an en suite full bathroom, and the primary bedroom with a generous closet. Preferential parking available through PARK Roanoke's Residential Parking Programs.

The building is fully sprinklered and houses an existing freight elevator.

22 Campbell Avenue SE presents a sleek and sophisticated investment prospect for an owner-resident seeking supplemental income to offset living expenses or for anyone looking to diversify a portfolio.

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DOWNTOWN ROANOKE



LOCATION, LOCATION, LOCATION

Immersed in a walkable array of local restaurant, retail, and cultural venues, 22 Campbell Avenue's central position in the Historic Roanoke City Market area amplifies its intrinsic curb appeal. Notable nearby destinations include Frankie Rowland's Steakhouse, Alexander's, a variety of ethnic cuisines, breweries, independent galleries, The City Market Building, The Taubman Museum of Art, and Elmwood Park.

Immediately across the street lies the iconic Center In the Square, home to the Mill Mountain Theatre, The Science Museum of Western Virginia, Kids Square, Six and Sky Roof Top Grille and other attractions.

A few paces beyond Center in the Square, the vendors of the beloved Farmers Market line the covered walkway of Market Street to offer locally grown fruits, vegetables, flowers, plants, meats, cheeses, baked goods, and hand-crafted items.

From every direction, a pulsing, vital Downtown Roanoke ecosystem beckons and promises to support 22 Campbell Avenue's next occupants.



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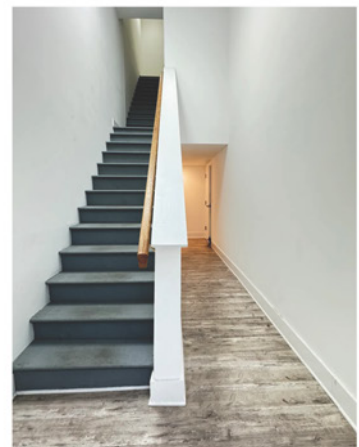
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GROUND FLOOR



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2ND FLOOR RESIDENCE



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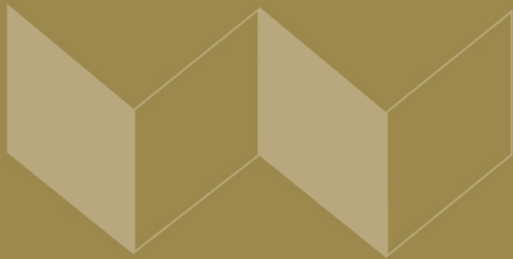
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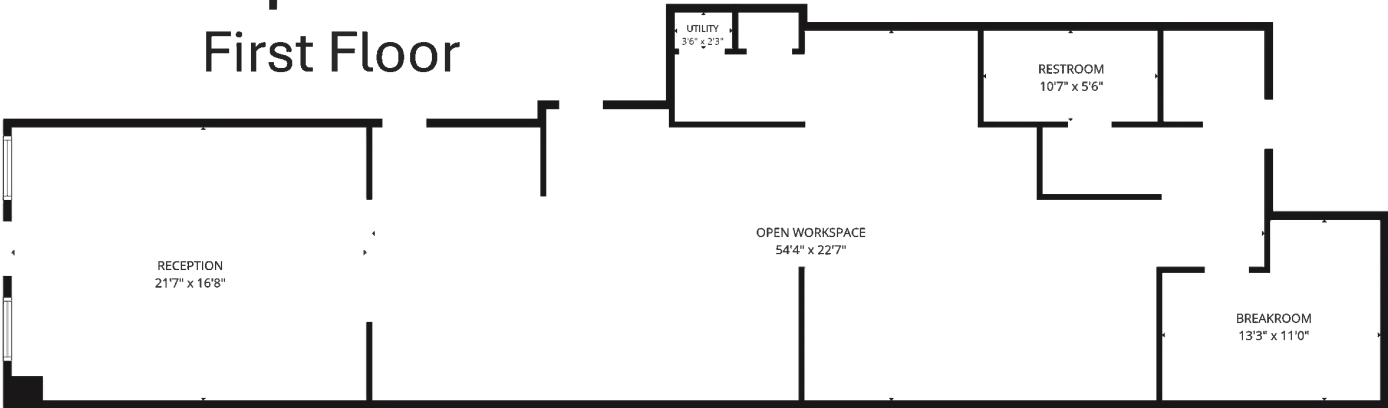


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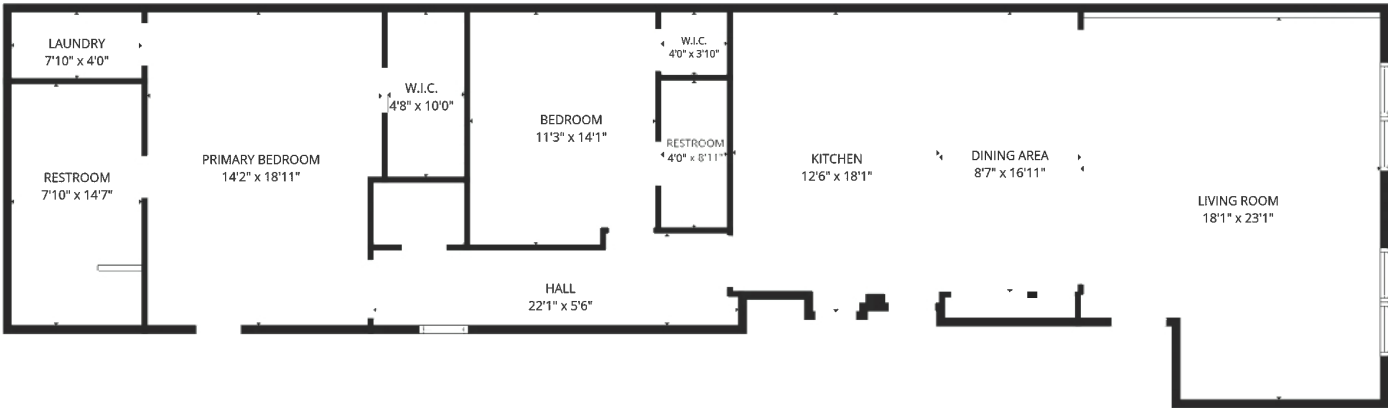
FLOORPLANS



22 Campbell Ave SE First Floor



22 Campbell Ave SE Second Floor



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AREA HIGHLIGHTS



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WALDVOGEL
Commercial Properties

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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,334	12,238	72,489
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	38	39	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,730	5,878	32,538
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$64,704	\$60,374	\$71,369
Average House Value	\$458,663	\$334,626	\$247,846

2020 American Community Survey (ACS)

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