

1414 3rd St. SW, Roanoke, VA

*Multi-function Property for Offices,
Multi-family Residential, and More!*

**Prime Location 1 mile from
Va Tech -Carilion Teaching Hospital or Downtown Roanoke**



Great opportunity for a live-work office + home in a trendy upscale area.

Perfect set-up for remote workers or entrepreneurs tired of commuting.

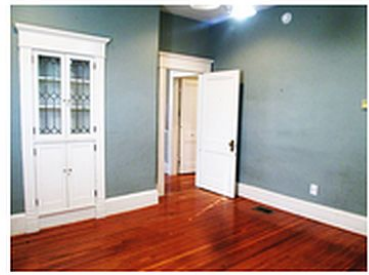
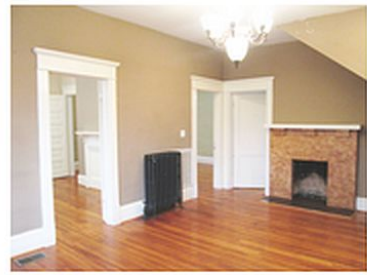
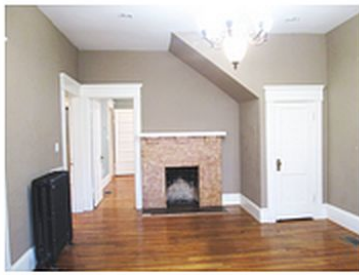
Historic home zoned for both commercial and residential suitable for a multitude of uses. This property has all the benefits of being in the center of business plus a residential neighborhood feel surrounded by properties with charm and ambiance. Perfect for a medical office including physical therapist, counselors, attorney, insurance. 5 minutes (1.2mi) to *Virginia Tech Carilion School of Medicine Teaching College.*

Sterling Realty
540-293-1347

Phyllis Johnson, broker
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The exterior features separate entrances for the upper and lower floors, paved off street parking for 10 cars, and views of Mill Mountain and the Roanoke Star from the expansive front porch. The downstairs unit boasts original hardwood floors, ample office, reception, and conference space, full kitchen, and full bath. The upstairs unit includes 4 large rooms, generously sized walk-in closet, full bath, and kitchen. Additional storage space is found in the basement of the property and has an outside entrance as well.

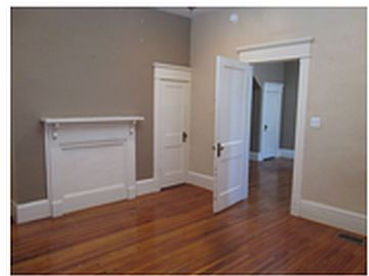
Photos



Less than a mile to Downtown Roanoke with Farmer's Market, restaurants, shopping, and cultural opportunity.
 1.2 mile to Virginia Tech Carilion School of Medicine Teaching College
 6 miles to Roanoke Regional Airport



Roanoke Named as a Booming Zoom Town
 The Roanoke Region of Virginia made yet another nationally recognized list as one of the 10 Unique Zoom Towns You'll Want to Move to in 2022 by Rent.com. So what is a Zoom town? It is a community experiencing consequential population increases as remote workers and digital nomads move to town.
 Recently named one of LinkedIn's Top 20 Remote-Work Havens, Roanoke is a perfect Zoom town for remote workers seeking refuge from the hustle and bustle of big cities.



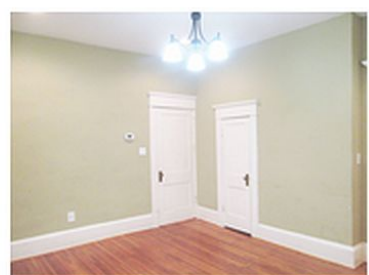
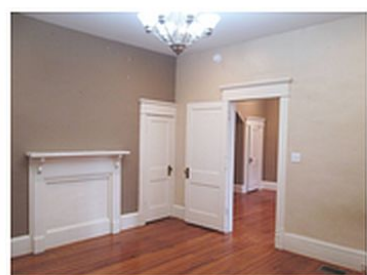
Historic Old Southwest
 Roanoke, VA

Historic Old Southwest, just a few minutes walk from Downtown Roanoke, is a living celebration of history, architecture, and the "urban planner" spirit. Officially listed in the Virginia Landmarks Register and the National Register of Historic Places, the historic Old Southwest neighborhood encompasses the city's largest historic district of turn-of-the-century homes on rolling hills with large trees lining the streets and historic residential properties. This area was the leader in preserving the character and beauty of the Roanoke's classic homes and buildings.

In addition to the multicultural resident population, businesses, restaurants, churches, convenience stores, other amenities scattered throughout the neighborhood include easy access to Roanoke Park, the Roanoke River Blue Way, and the city's recreational trail network.

Additional neighborhood features include:

- + Highland park - 60 Urban Oaks
- + 32 acres with old oak trees, a nine-hole disc golf course, and a well-maintained dog park that both our residents and their furry friends love.
- + Old Southwest Holiday Parlor Tours of Homes - first weekend of December

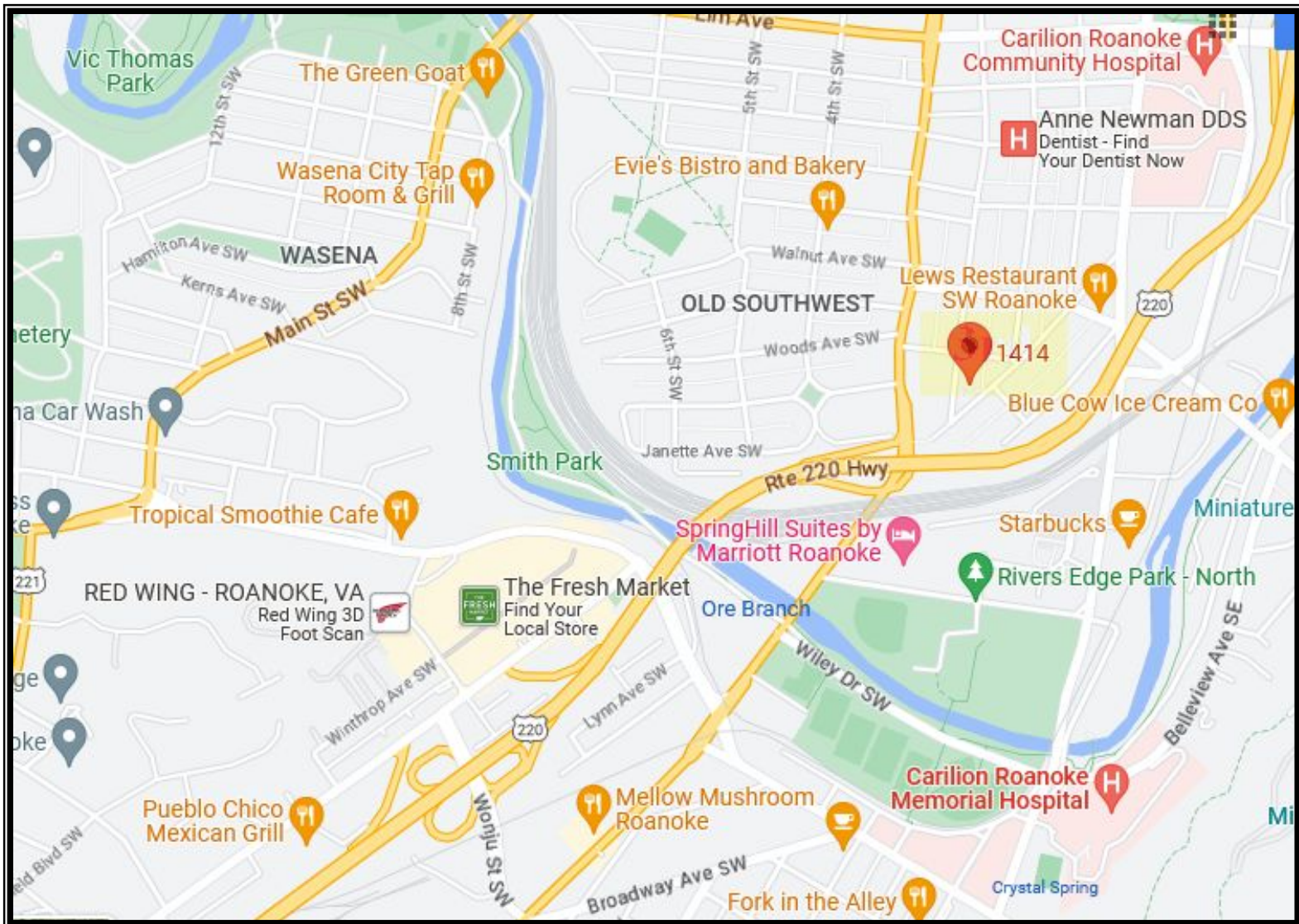


Details

| | | | |
|------------------|---|------------------|---|
| Asking Price | \$425,000 | Property Type | Office |
| Subtype | Creative Office, Medical Office, Traditional Office | Square Footage | 2,488 |
| Price/Sq Ft | \$170.82 | Occupancy Date | Immediate |
| Units | 2 | Year Renovated | 2010 |
| Stories | 2 | Permitted Zoning | commercial also allows residential rental |
| Lot Size (sq ft) | 8,572 | Broker Co-Op | Yes |

Upgrades include :

- Plumbing replaced.
- Electrical replaced (2)200amp services.
- Roof replaced with 35 yrs architectural shingles.
 - Zoned heating & air – 2 heat pumps.
- New tongue and groove flooring on front porch.



DEMOGRAPHICS near 1414 3RD ST SW

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|---------------|---------------|---------------|
| 2022 Total Population | 12,660 | 71,581 | 142,569 |
| 2027 Population | 12,964 | 71,921 | 143,278 |
| Pop Growth 2022-2027 | + 2.40% | + 0.47% | + 0.50% |
| Average Age | 39 | 39 | 41 |
| 2022 Total Households | 5,725 | 31,422 | 62,518 |
| HH Growth 2022-2027 | + 2.32% | + 0.46% | + 0.50% |
| Median Household Inc | \$44,848 | \$46,017 | \$51,273 |
| Avg Household Size | 1.90 | 2.20 | 2.20 |
| 2022 Avg HH Vehicles | 1.00 | 2.00 | 2.00 |
| Median Home Value | \$206,538 | \$157,333 | \$165,288 |
| Median Year Built | 1949 | 1955 | 1964 |