

# FOR SALE

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1603 FRANKLIN RD SW  
ROANOKE, VA 24016



**Hall Associates**  
*Commercial Real Estate Solutions*



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## 1603 FRANKLIN RD SW, ROANOKE, VA 24016

<b>ASKING PRICE:</b>	\$1,349,000
<b>PRICE/SF</b>	\$259.72/SF
<b>TOTAL SF</b>	+/- 5,194 SF
<b>TAX ID</b>	1031107
<b>LOT SIZE</b>	+/- 0.37 AC
<b>YEAR BUILT</b>	1962
<b>RENOVATED</b>	2021; 2022
<b>ZONING</b>	MX

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### PROPERTY HIGHLIGHTS

- Opportunity Zone Location
- Modern, High-End Finishes
- Complete Renovation in 2021-2022, including a new roof, HVAC system, 600-amp electrical service, and plumbing.
- Prominent Location just minutes from Downtown Roanoke, Carilion Roanoke Memorial Hospital, and Virginia Tech Carilion School of Medicine

# PROPERTY OVERVIEW

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Located at the prominent corner of Franklin Road SW and King George Avenue, this fully renovated Class A building offers +/- 5,194 SF of modern, flexible space with excellent visibility from Franklin Road. The property provides easy access to US 220/I-581 South and is situated on a major transportation route into Downtown Roanoke. With on-site parking, a circular drive, and a flexible interior layout, it's ideal for various uses, from office and medical space to a live/work setup.

Renovated in 2021 and 2022, the building features a new roof, HVAC system, 600-amp electrical service, and upgraded plumbing throughout. Premium finishes include LVP flooring, custom cabinetry, and durable paint that enhances the building's sleek aesthetic. The main level spans +/- 4,076 SF and is fully ADA-compliant, while the second floor offers an additional +/- 1,118 SF with direct access to the roof, providing the potential for a rooftop deck, outdoor lounge, green roof, or private terrace.

Situated within an Opportunity Zone, the property is ideally positioned near key local employers and services, including Downtown Roanoke (1 mile), Carilion Roanoke Memorial Hospital (1/2 mile), and the Virginia Tech Carilion School of Medicine (1/2 mile).

# INTERIOR PHOTOS

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# AERIAL VIEW

