


Prop Type: Commercial		Address: 1210 Corporate CIR SW , Roanoke , VA 24018		
	ML #	861437	Status	Active
	List Price	\$ 350,000	Type Business	Office
	Year Built	2005	Zoning Code	MX
	Construct Stat	Completed	Tax ID	5200121
	Total Acreage	0.44	Annual Taxes	\$ 3,323
	Lot Dimensions		Municipality	City of Roanoke
	Water Class	N/A	Water ID	
Listing Type: Exclusive Right to Represent Seller				
Area: 0130 - City of Roanoke - SW				

Gross Building SqFt	1,340	Retail SqFt		Warehouse SqFt	
Gross Lot SqFt	19,059	Office SqFt	1,340	Parking SqFt	
Industrial SqFt		Leaseable SqFt	1,340	Lease Available	Yes
# Stories	1	# Restrooms	1	Road Frontage	
On site Parking	Yes	Basement Y/N	No	Traffic Count	
Parking Spaces	7	Flood Area	No	Length of Waterfront	

Directions: Electric Road to Apperson. Left onto Corporate Circle. Follow to end of office complex.

Public Remarks: Beautiful, like new, office building with custom appointments and neutral design. Ready for immediate occupancy and ideally situated office space with 2 to 3 large offices spaces/ board room, reception area, kitchen/ break room, media room and storage area. Floor plan could easily be converted to accommodate additional office spaces within and offers space to expand building by 2200 additional SF. Newer Heat Pump, CAT 5 Wiring, Alarm System, 9' Ceilings, Convenient, centrally located in well maintained office complex with close proximity to Lewis Gale Hospital and Brandon Oaks. Seller will consider lease to purchase with acceptable terms.

Private Remarks: Information deemed reliable per Roanoke City GIS records. Realtor estimated taxes. Alarm: Upon Entering: Enter back door. Alarm access panel on left. Enter on panel 1948 OFF Upon Exiting: Close back door. Enter on panel 1948 AWAY Please call with any questions.

Legal: Bruce Seligman & Linda Seligman

Showing Instr		Floors:	Carpet; Tile; Vinyl
Showing Instructions:	Vacant - Go; Other - See Remarks	Water Description:	Public Water
Commercial Type:	Office	Sewer Description:	Public Sewer
Construction:	Brick; Vinyl	Water Heater Type:	Tank
Sale Includes:	Building & Land	Water Heater Energy:	Electric
Internet Access:	Cable	Topography:	Level
Financing Options:	Lease/Purchase Available Y/N	Views:	City; Mountain
		Documents Available:	Appraisal
		Miscellaneous Info:	Ceiling Height: 9
		Limited Service:	Not Limited Service

Owner: Bruce Seligman, Linda Seligman 0000000000 **Contact:**

Subagent Authorized	Yes	Lock Box	RVAR	SA Comp	3
Buyer Agt Authorized	Yes	Yard Sign	Yes	BA Comp	3
Days On Market	10	Cumulative DOM	407	Variable Rate Brkrge	No
List Date	07/22/2019	Expiration Date	01/22/2020		


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Provided as a courtesy of

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Showing Instr		Floors:	Carpet; Tile; Vinyl
Commercial Type:	Office	Water Description:	Public Water
Construction:	Brick; Vinyl	Sewer Description:	Public Sewer
Sale Includes:	Building & Land	Water Heater Type:	Tank
Internet Access:	Cable	Water Heater Energy:	Electric
Financing Options:	Lease/Purchase Available Y/N	Topography:	Level
		Views:	City; Mountain
		Documents Available:	Appraisal
		Miscellaneous Info:	Ceiling Height: 9
		Limited Service:	Not Limited Service

Days On Market	10	List Date	07/22/2019
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