



FOR SALE | OFFICE & FLEX BUILDING

1818 CENTRE AVENUE NW

ROANOKE, VIRGINIA 24017



THALHIMER

1818 CENTRE AVENUE NW

Roanoke, VA 24017

PROPERTY FEATURES

- 8,139 SF office & flex building
 - 2,669 SF Main Level
 - 2,735 SF Top Floor
 - 2,735 SF Basement
- 1,641 SF of main level is configured as office space, including 3 private offices, a kitchen and common area. The remaining 1,028 SF portion is currently in shell condition, providing the opportunity to design and build out the space.
- Basement is equipped with four 10'x12' roll up doors, a restroom, gas heaters making it well suited for storage, shop space, light manufacturing or service operations.
- Adjacent single-family structure is also included on the property. The structure may present redevelopment or removal potential to add additional lay-down yard.
- Site includes former oil storage tanks previously used for No. 2 fuel oil (heating oil), which have been properly decommissioned. These tanks could be recommissioned for future business use.
- Zoned I-1, allowing for a variety of office, light industrial and service-oriented uses.

OVERVIEW

Building Area	8,139 SF
Parking	5 on-site spaces on upper surface lot. Ample parking and lay-down yard at rear of building
Floors	Three (3) Stories
Year Built	2009
Land Area	0.6 acres (laydown yard space at the rear of building)
Zoning	I-1 (Industrial Zoning)
Traffic Counts	9,709 VPD - Centre Avenue 13,042 VPD - Orange Avenue



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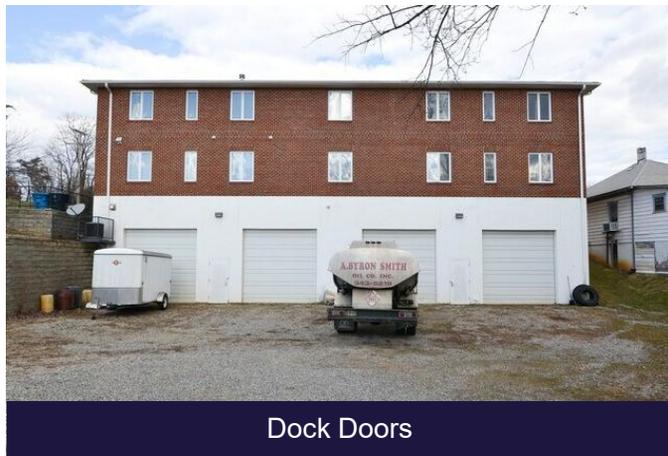
PHOTOS



Front



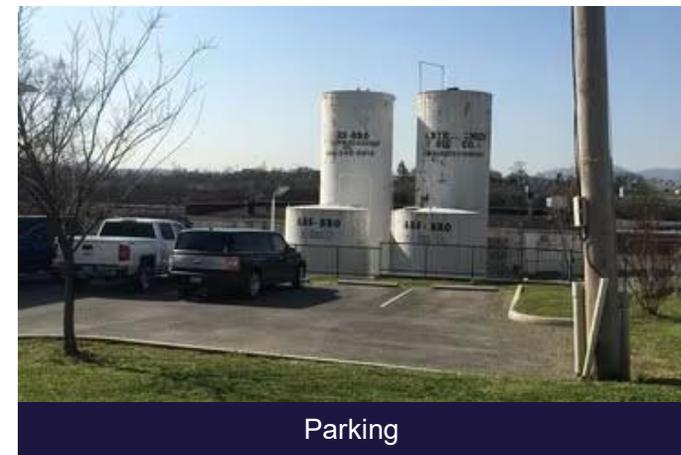
Back



Dock Doors



Entrance

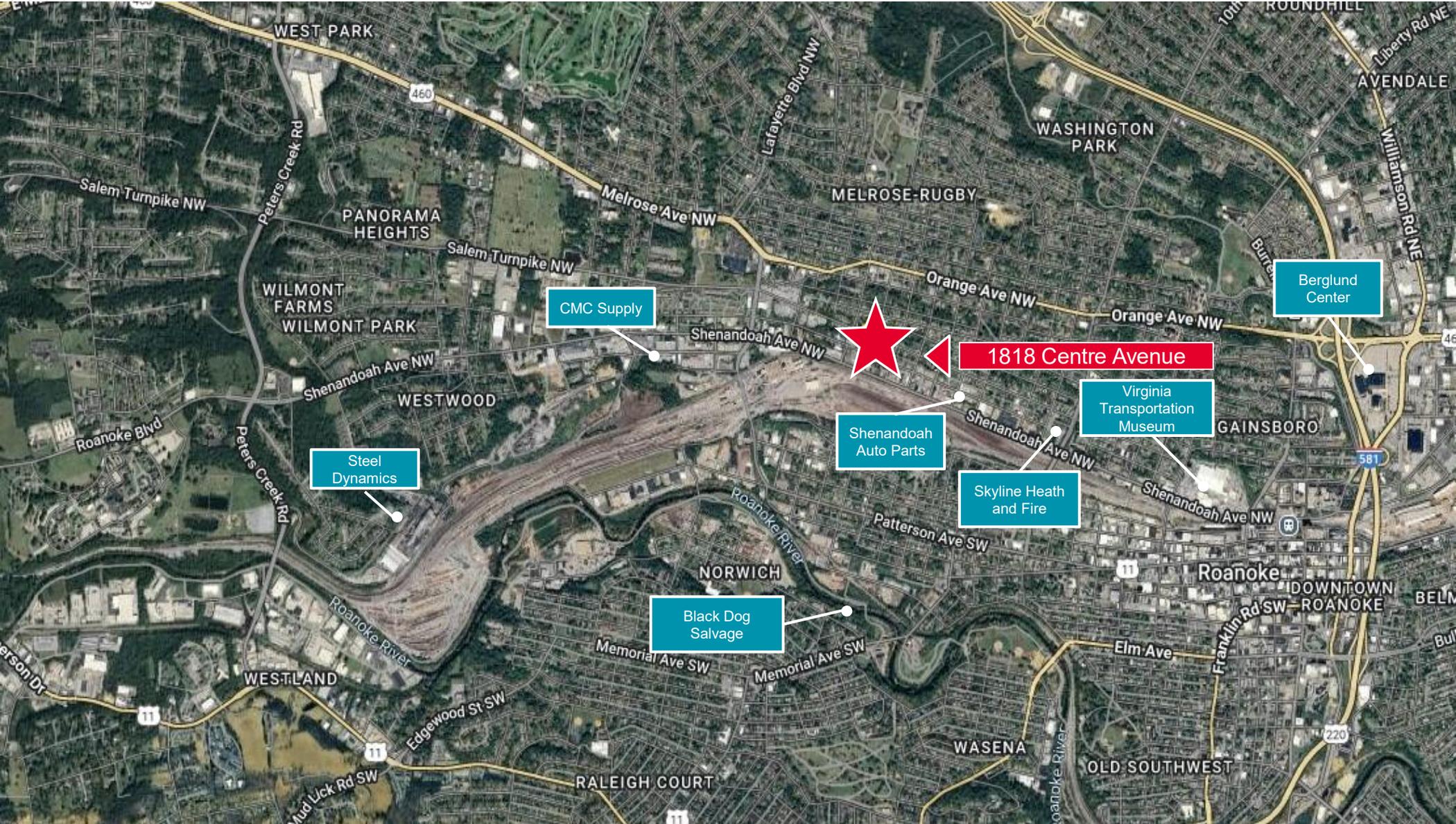


Parking

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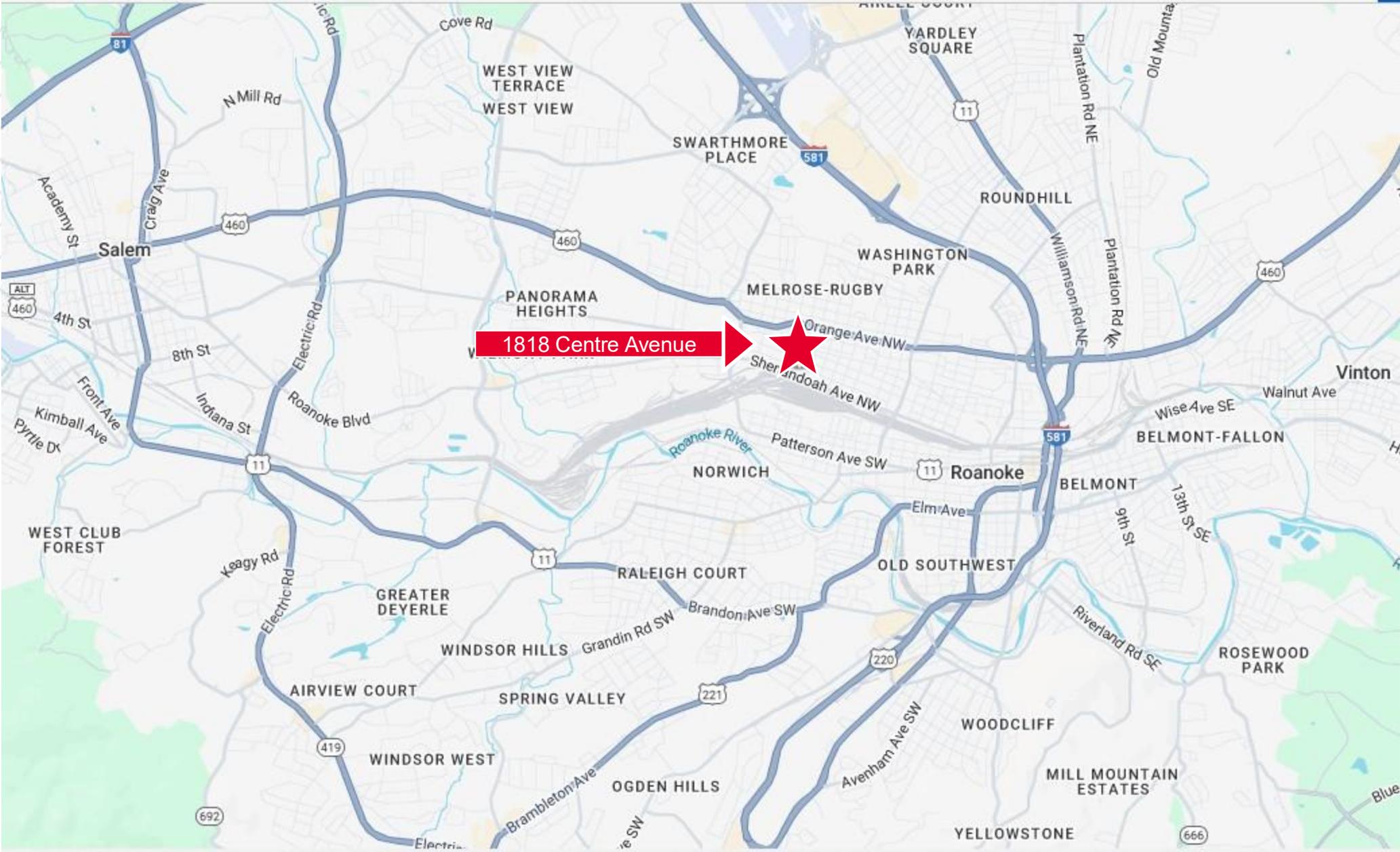
LOCATION OVERVIEW



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MAP





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