

FOR SALE



2383 Roanoke Boulevard

SALEM, VA 24153



9,000 +/- SQUARE FOOT COMMERCIAL BUILDING - SINGLE OR MULTI TENANT

1.37 ACRES ZONED HBD — HIGHWAY BUSINESS DISTRICT

9,000 SQUARE FEET WITH 3 INDEPENDENT USE AREAS, EACH APPROXIMATELY 3,000 SQUARE FEET

APPROXIMATELY 44 PARKING SPACES WITH TWO ENTRANCES FROM ROANOKE BOULEVARD

AVERAGE ANNUAL DAILY TRAFFIC COUNT 16,000 VEHICLES

FULLY SPRINKLERED · FULLY EQUIPPED COMMERCIAL KITCHEN

INFORMATION FROM SOURCES DEEMED RELIABLE BUT NOT WARRANTED

MICHAEL WALDVOGEL, CCIM, SIOR

Direct 540.342.8599

Main 540.342.0800

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KRISTA VANNOY, CCIM, SIOR

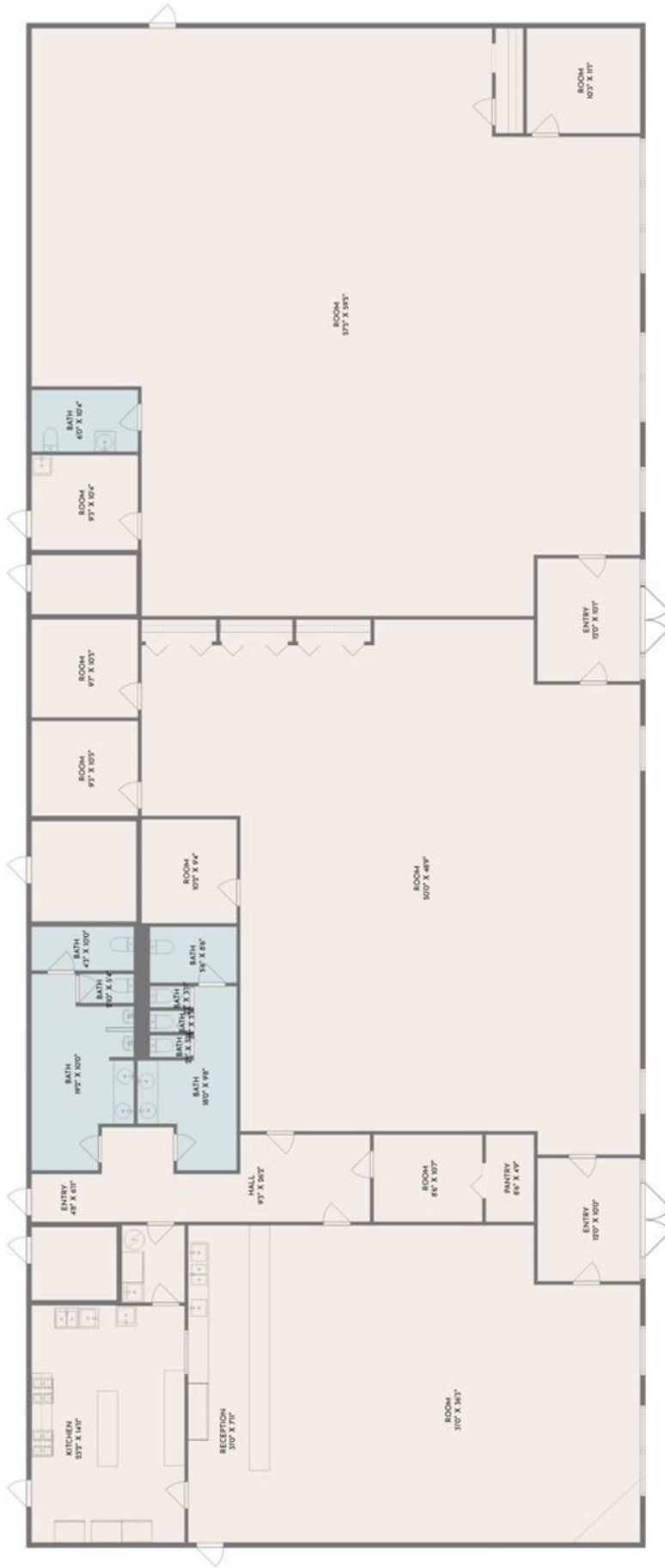
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.