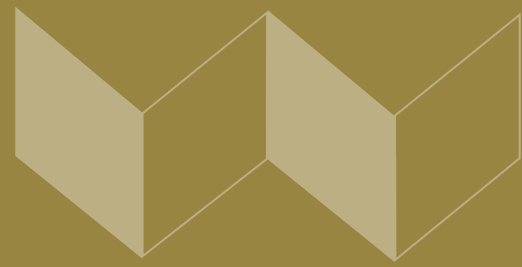


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore this exceptional investment opportunity leased to the Commonwealth of Virginia in the Roanoke area. The property at 414 9th St SE, Roanoke, VA, 24013 features a well-maintained 4,645 SF building, constructed in 2005 and zoned CN(C). Currently boasting 100% occupancy, this prime commercial real estate offers a lucrative prospect for office and office building investors looking to capitalize on a thriving market. With its modern construction and ideal zoning, this property is poised to deliver strong returns and long-term value. Don't miss the chance to add this impressive asset to your portfolio in the dynamic Roanoke area.

PROPERTY HIGHLIGHTS

- Offered for \$560,000
- 4,645 SF building on .309 Acres
- Renovated in 2016
- Corner Location with 100% Occupancy
- Leased to Commonwealth of Virginia
- Pylon Lighted Sign
- Exterior Wall Mounted Lights

MORGAN MYERS

Associate

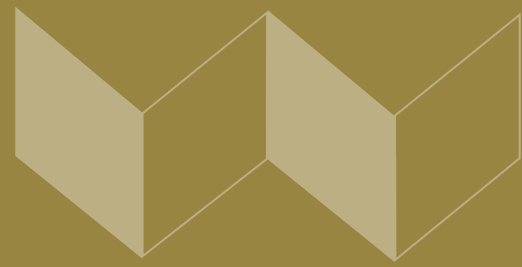
540.815.6252

mmyers@waldvogelcommercial.com



| Roanoke, VA 24013

ADDITIONAL PHOTOS



MORGAN MYERS

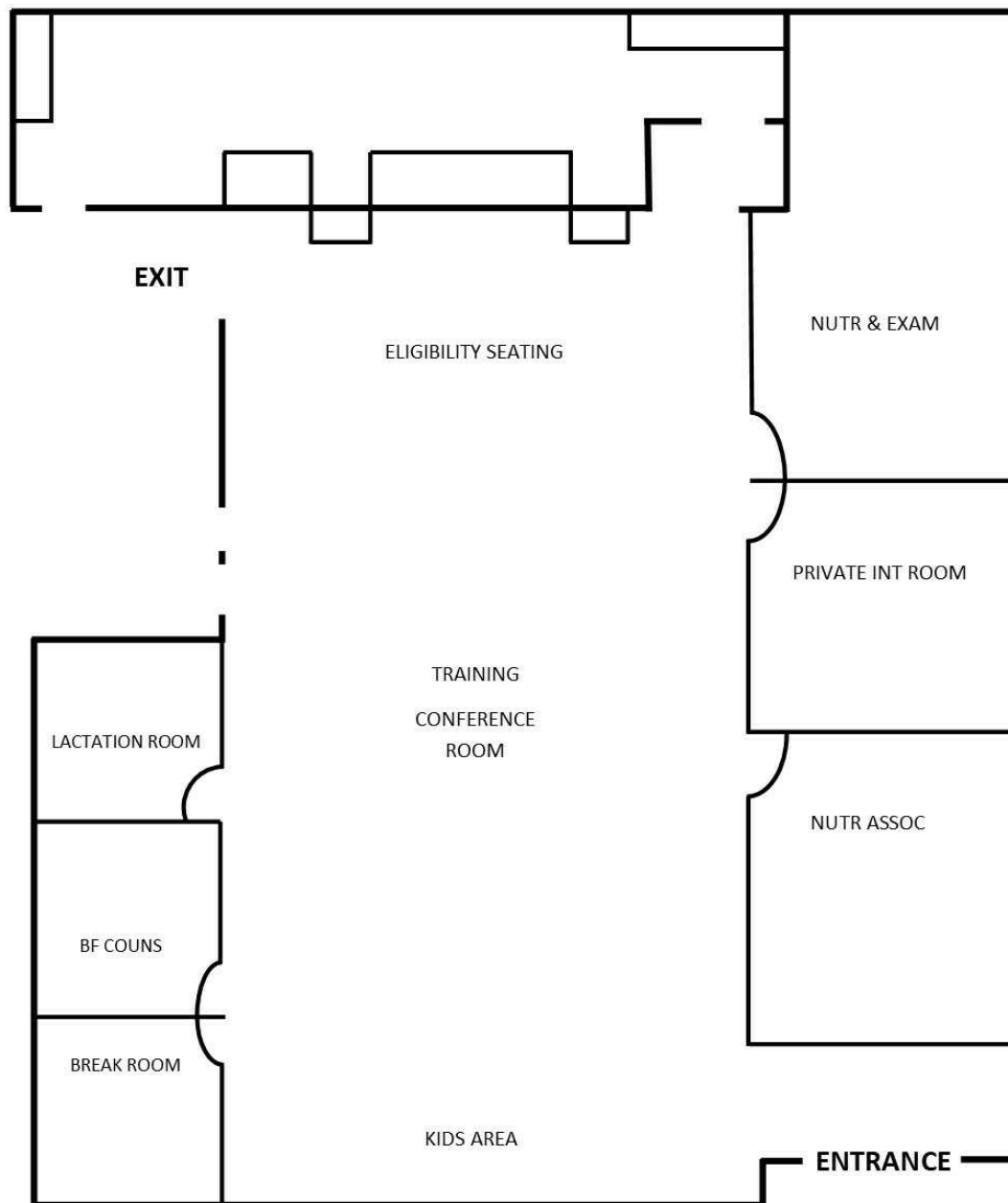
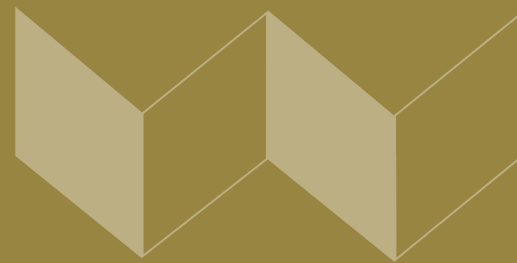
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FLOOR PLAN



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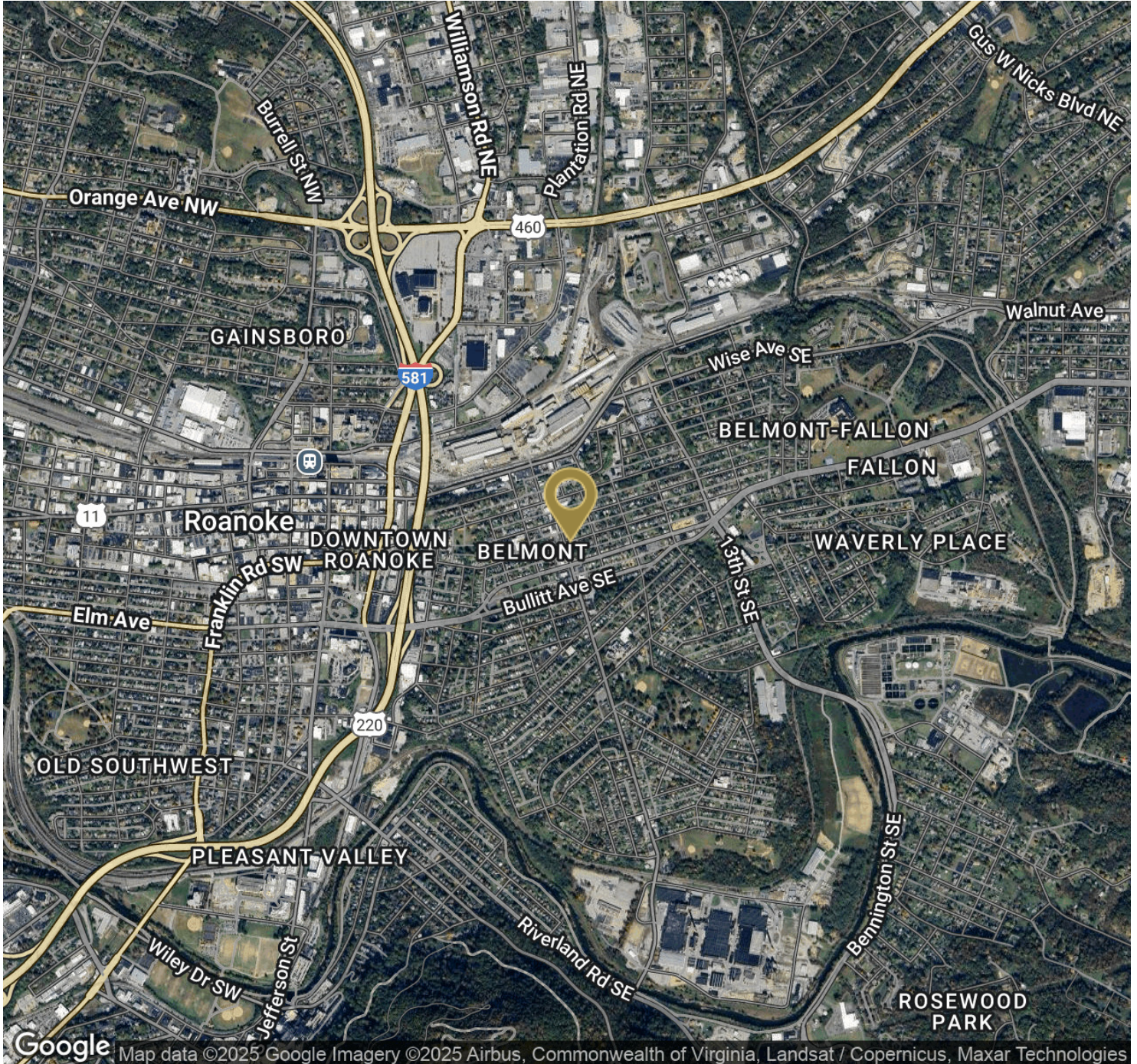
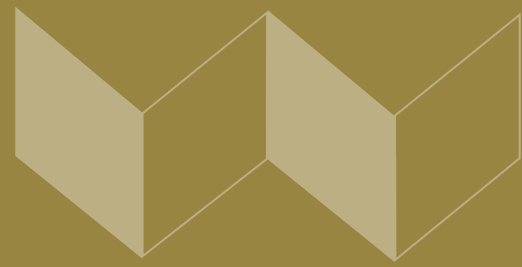
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LOCATION MAP



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