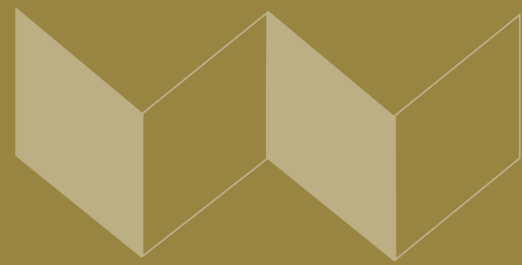


Investment Property w/ 2nd Floor Residence-Downtown

22 CAMPBELL AVE SE



PROPERTY HIGHLIGHTS

- Central, high-traffic location
- Convenient to I-581, I-81 and Roanoke-Blacksburg Regional Airport
- First floor available for occupancy July 1, 2026
- Second floor 2bd/2bth Residential unit nicely renovated in 2021
- Fully sprinklered throughout
- Existing freight elevator

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	2
Lot Size:	2,197 SF
Building Size:	4,400 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

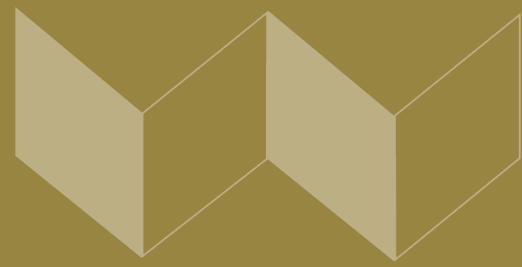
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE Roanoke, VA 24011

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Strategically positioned in the midst of vibrant Downtown Roanoke, this two-unit, fully sprinklered 4,400 SF building seamlessly blends historic charm with modern convenience and presents an exceptional opportunity for investors. As Downtown Roanoke is home to more than 900 businesses and 2600 residents, 22 Campbell Avenue SE is accessible and highly visible. The glass-front first floor is configured as a street-level retail space that includes a half restroom and is available for occupancy as of July 1, 2026.

The second floor has been renovated into an attractive, modern 2bd/2bth residence (2021) and is available for new occupancy as of February 1, 2026. Recessed lighting, granite and hardwoods throughout, with the potential to develop a rooftop deck. Striking large windows overlook Campbell Avenue and flood the main living area with ambient light. Each spacious bedroom is endowed with an ensuite full bathroom, and the primary bedroom with a generous closet. Preferential parking available through PARK Roanoke's Residential Parking Programs.

22 Campbell Avenue SE presents a sleek and sophisticated investment prospect for an owner-resident seeking supplemental income to offset living expenses or for anyone looking to diversify a portfolio.

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

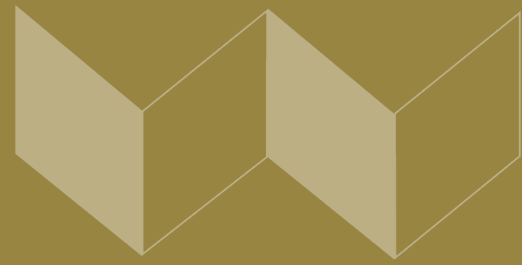
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE, Roanoke, VA 24011

DOWNTOWN ROANOKE



LOCATION, LOCATION, LOCATION

Immersed in a walkable array of local restaurant, retail, and cultural venues, 22 Campbell Avenue's central position in the Historic Roanoke City Market area amplifies its intrinsic curb appeal. Notable nearby destinations include Frankie Rowland's Steakhouse, Alexander's, a variety of ethnic cuisines, breweries, independent galleries, The City Market Building, The Taubman Museum of Art, and Elmwood Park.

Immediately across the street lies the iconic Center In the Square, home to the Mill Mountain Theatre, The Science Museum of Western Virginia, Kids Square, Six and Sky Roof Top Grille and other attractions.

A few paces beyond Center in the Square, the vendors of the beloved Farmers Market line the covered walkway of Market Street to offer locally grown fruits, vegetables, flowers, plants, meats, cheeses, baked goods, and hand-crafted items.

From every direction, a pulsing, vital Downtown Roanoke ecosystem beckons and promises to support 22 Campbell Avenue's next occupants.



KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

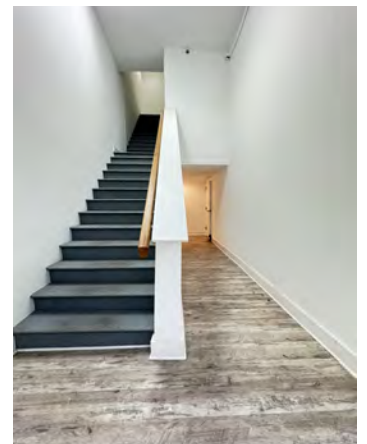
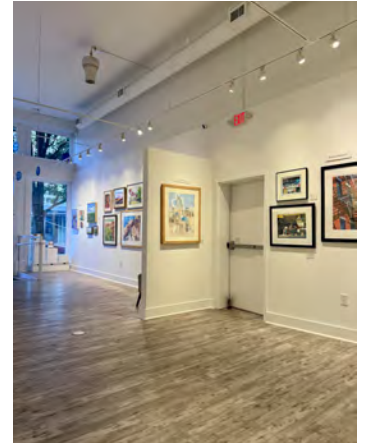
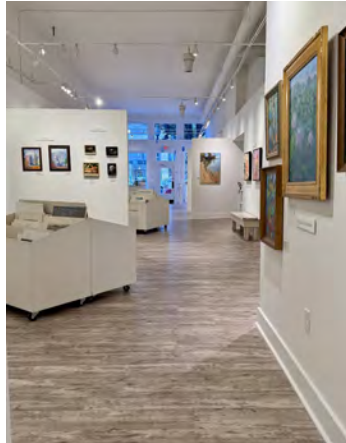
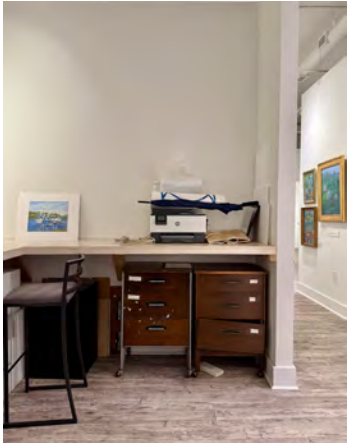
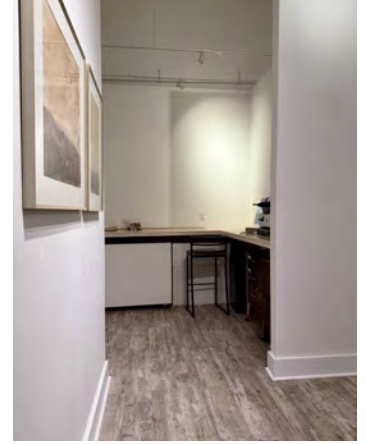
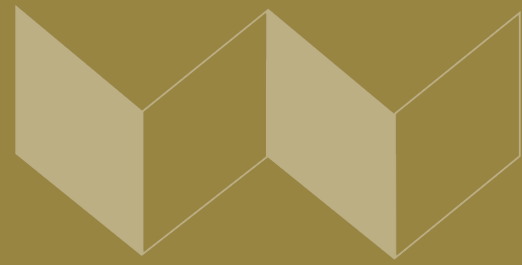
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE Roanoke, VA 24011

GROUND FLOOR



KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

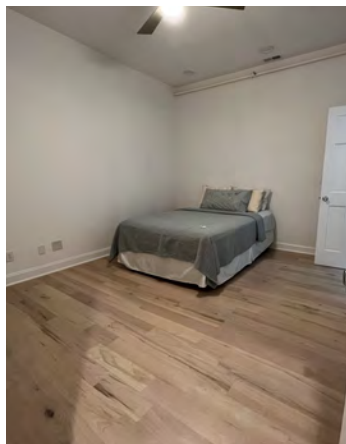
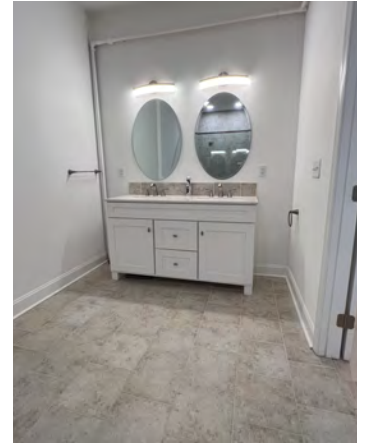
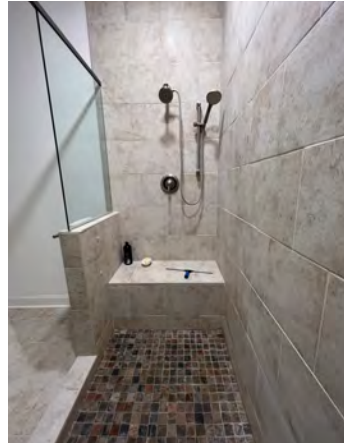
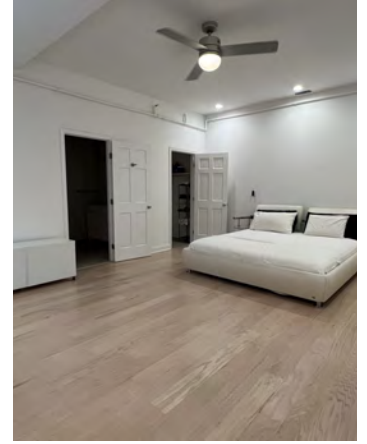
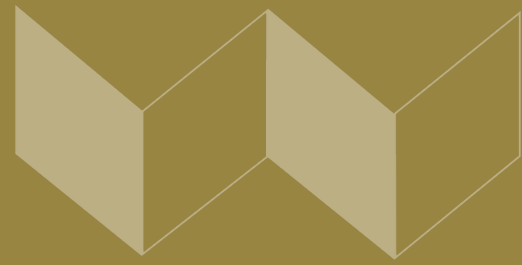
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE Roanoke, VA 24011

2ND FLOOR RESIDENCE



KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE Roanoke, VA 24011

AREA HIGHLIGHTS



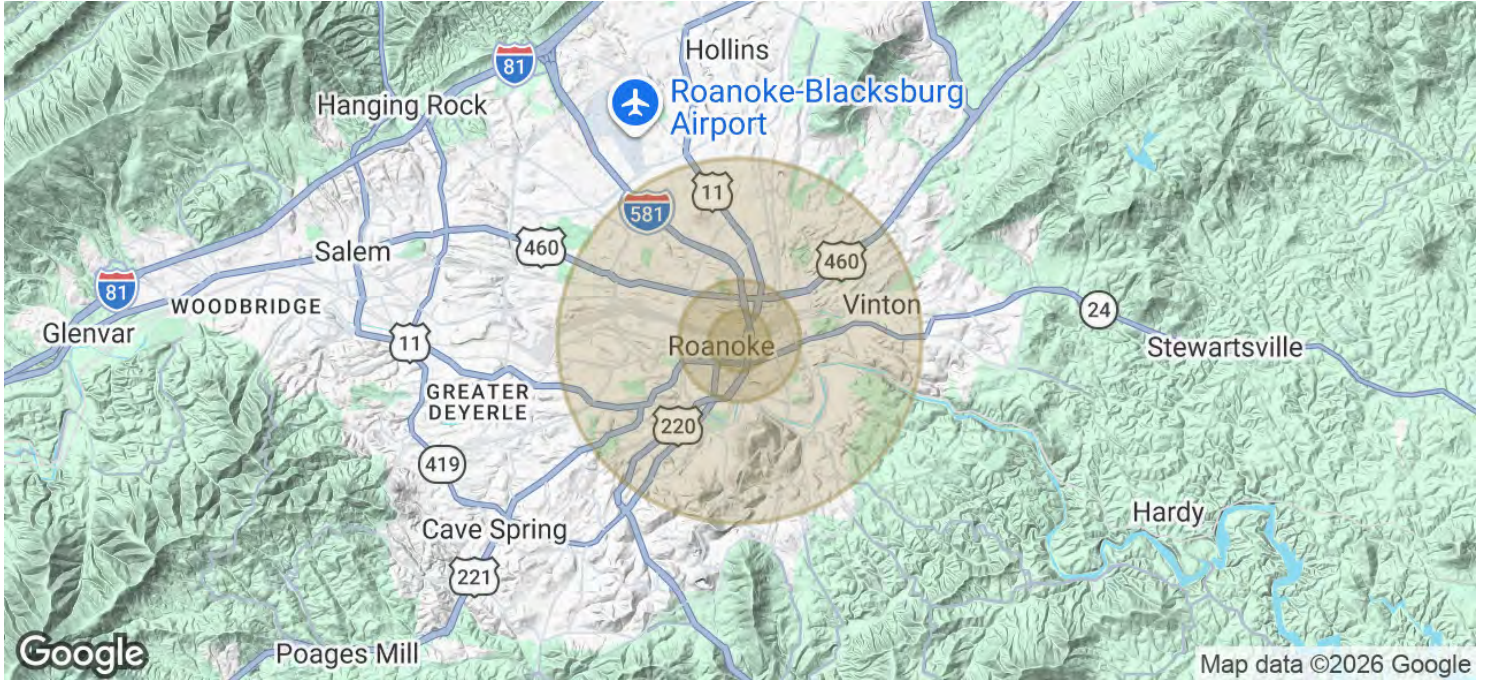
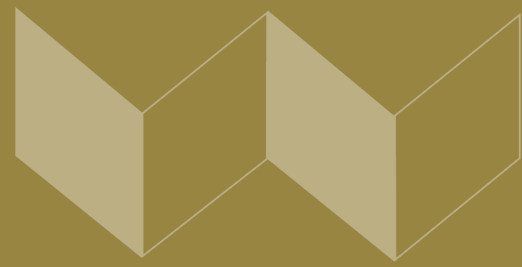
KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com



22 Campbell Ave SE Roanoke, VA 24011

DEMOGRAPHICS



POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	3,334	12,238	72,489
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	1,730	5,878	32,538
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$64,704	\$60,374	\$71,369
Average House Value	\$458,663	\$334,626	\$247,846

2020 American Community Survey (ACS)

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com

