

**4542  
Blue Ridge Blvd**



**VRC PROPERTIES** | VRCPROPERTIES.COM | 3800 ELECTRIC ROAD, SUITE 405, ROANOKE, VA 24018



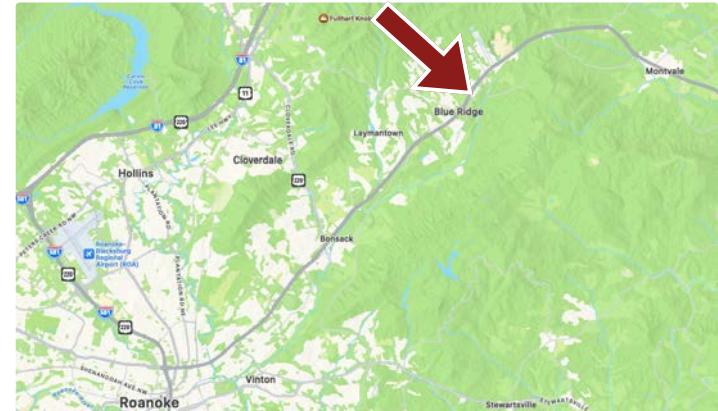
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CCIM SIOR



Positioned conveniently along **U.S. Route 460 between Roanoke and Lynchburg**, this well-maintained **single-story brick commercial building** offers excellent visibility and accessibility. Formerly used as a therapist's practice, the property is ideal for a variety of professional or medical office uses.

The **1,880± SF** building sits on a **0.545-acre B-1** zoned lot with ample paved parking, mature trees, and a peaceful backdrop that complements wellness, medical, or service-based businesses. The interior includes **multiple private offices**, a **reception and waiting area** with a **fireplace**, **kitchenette**, **restroom**, and **storage rooms**.

Located in the heart of **Blue Ridge**, just minutes from Botetourt County amenities and surrounded by a stable residential and commercial corridor, this property provides an excellent owner-user or investment opportunity.

**Priced at \$320,000 – Call to Learn More!**

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