



FOR SALE INVESTMENT OPPORTUNITY

**TRINKLE AVENUE**

**ROANOKE, VIRGINIA 24012**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# OFFICE/WAREHOUSE/RETAIL

## TRINKLE AVENUE

### Property Features

- Property Address: 3012, 3014, 3022, 3024 & 3032 Trinkle Avenue, Roanoke, VA 24012
- 20,156 SF comprised of 2 brick buildings
- 1.06 acres
- 4 parcels
- Built in 1960
- 75% of the property is leased through April of 2028 (ask agent for financials), with opportunity to add value with lease on office/warehouse building
- Immediate access to Williamson Road
- **SALE PRICE \$1,100,000**



Building/Parcel	Parcel#	Square Footage	Tenant
3012-3014	2100112	7,200	Phin Auto Services
3022	2100111	4,250	Phin Auto Services
3024	2100110	3,435	Phin Auto Services
3032	2100109	5,271	For Lease (\$3,000/Mo)





**TRINKLE  
AVENUE  
INVESTMENT  
PROPERTY**



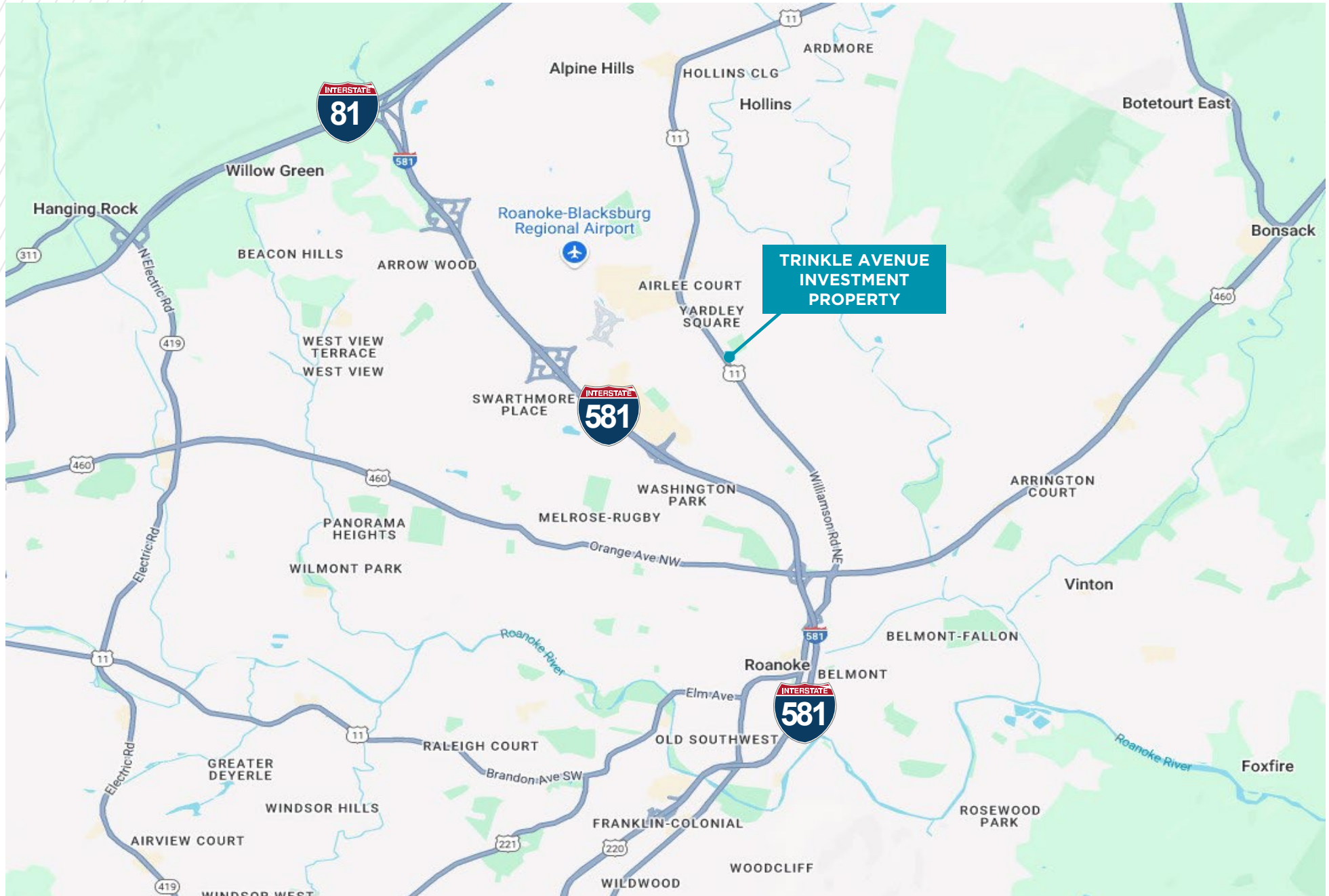
# LOCATION AERIAL

## TRINKLE AVENUE, ROANOKE, VA



# SITE MAP

## TRINKLE AVENUE, ROANOKE, VA





**FOR MORE INFORMATION, CONTACT:**

**PRICE GUTSHALL**

Vice President  
540 767 3011  
price.gutshall@thalhimer.com

**DAVIS STONEBURNER**

Vice President  
540 767 3006  
davis.stoneburner@thalhimer.com

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

