



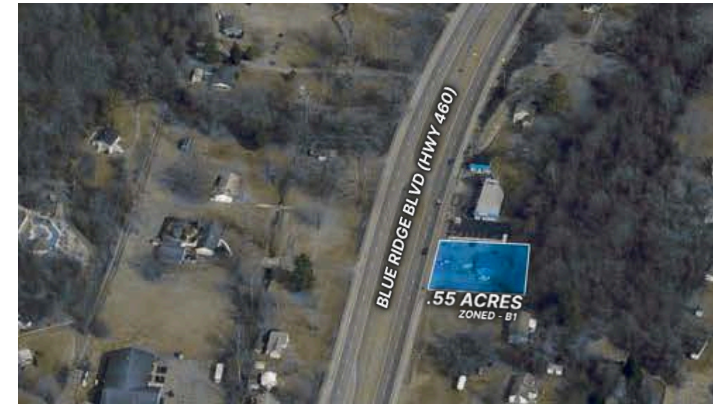
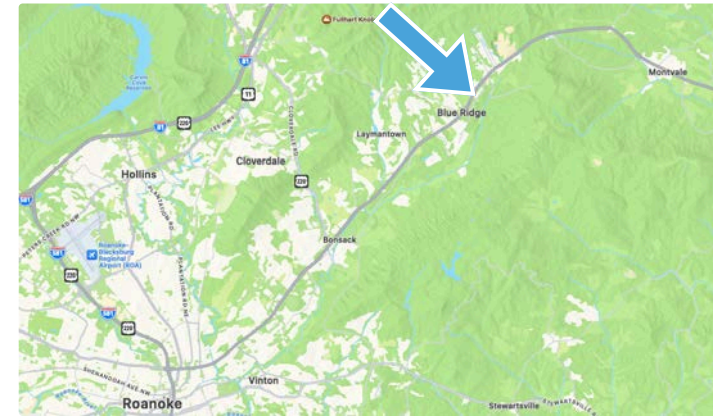


INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM



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 Blue Ridge area within Botetourt County and just minutes from nearby amenities, the property sits in a stable residential and commercial corridor and presents a compelling opportunity for both owner-users and investors.

Price Reduced to 299,000 – Call to Learn More!

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Investors
REAL ESTATE PARTNERS

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BRYAN@INVESTORSREP.COM

WILL FARMER
SENIOR VICE PRESIDENT
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