



Hall Associates
Commercial Real Estate Solutions

Hall Associates, Inc.
112 Kirk Ave SW
Roanoke, VA 24011
540.982.0011
www.hallassociatesinc.com



FOR SALE OR LEASE

2110 CAROLINA AVE SW
ROANOKE, VIRGINIA 24014

\$2,499,000

FRANK MARTIN, SIOR, CCIM
540.857.5840
fmartin@hallassociatesinc.com

TINA HATCHER
540.597.9566
thatcher@hallassociatesinc.com

KRISTINE DAVIS
540.309.9429
kdavis@hallassociatesinc.com

HIGHLIGHTS

- +/- 12,980 SQUARE FEET
- FANTASTIC VISIBILITY IN PRIME SOUTH ROANOKE LOCATION
- ABUNDANT PARKING (40 SPACES)
- FEATURES OPEN RECEPTION AREAS, PRIVATE OFFICES AND INDIVIDUAL EXAM ROOMS
- EXCELLENT LOCATION IN CRYSTAL SPRING NEIGHBORHOOD WITHIN WALKING DISTANCE TO CARILION ROANOKE MEMORIAL HOSPITAL
- EASY ACCESS TO I-581 & US-220

PROPERTY OVERVIEW



BUILDING SIZE	+/- 12,980 SF	INVESTMENT TYPE	OWNER/USER
APN	1050404	# OF STORIES	3
FRONTAGE	100	LEASE TYPE	MG
YEAR BUILT	1980	ZONING	CN



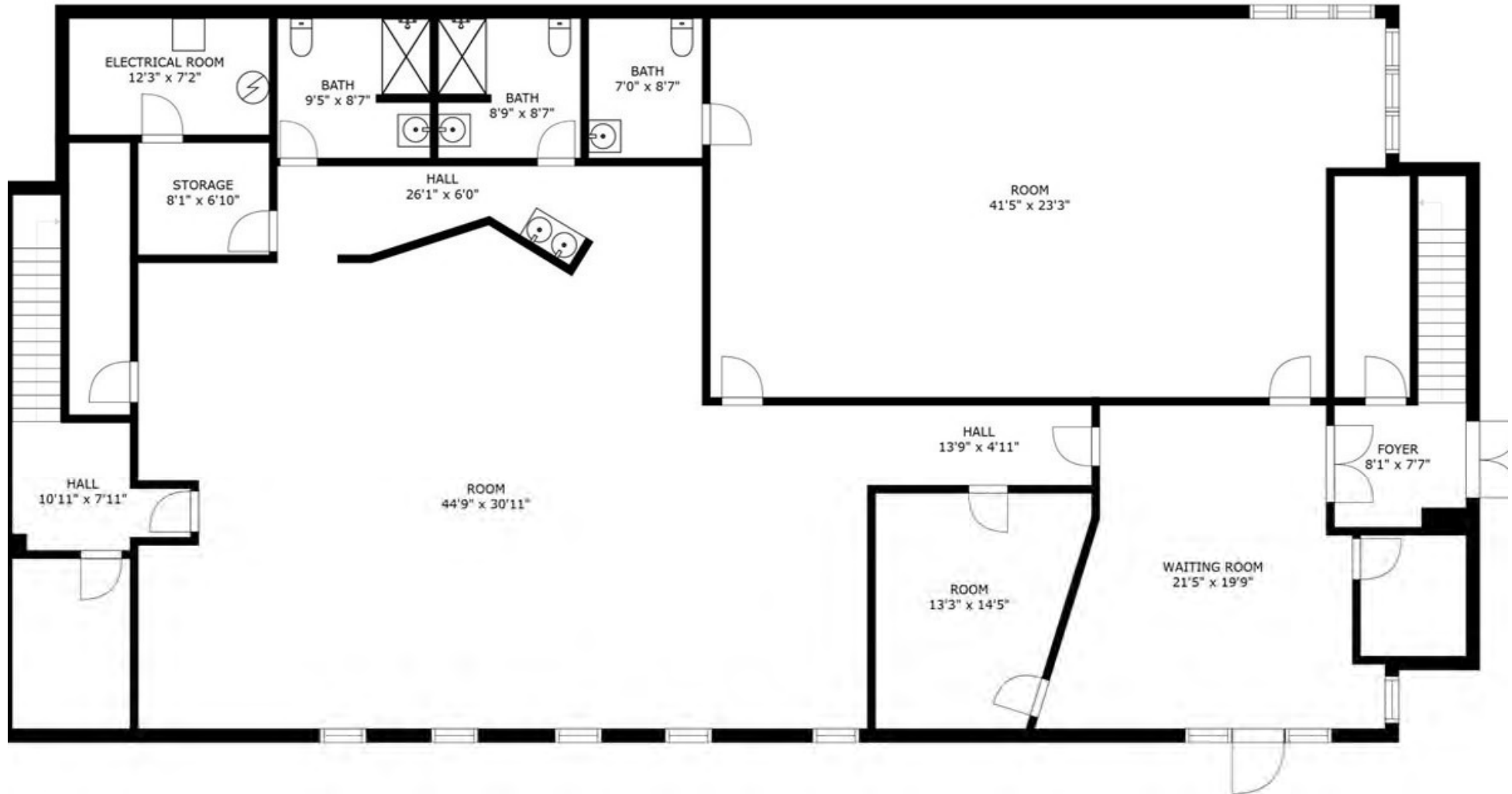
PROPERTY DESCRIPTION

Beautiful, well-maintained medical/office building with +/- 12,980 square feet encompassing three floors. This building features a spacious, clean setting with private offices, individual exam rooms, open reception areas, nurse stations, ample parking, and incredible signage in a highly visible area in South Roanoke. The building is ADA accessible and ideal for medical office use. Excellent location within walking distance to Carilion Roanoke Memorial Hospital with easy access to I-581 and US-220.



FIRST FLOOR

+/- 4,058 SF
\$20.00 MG



SECOND FLOOR

+/- 4,461 SF
\$20.00 MG



THIRD FLOOR

+/- 4,461 SF
\$20.00 MG

