

# FOR SALE

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656 ELM AVE SW  
ROANOKE, VA 24016



**Hall Associates**  
*Commercial Real Estate Solutions*



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## PROPERTY OVERVIEW

Located in an opportunity zone with +/- 5,553 square feet. The building boasts modern finishes with large workrooms, cubicles, conference rooms, a courtyard, and plenty of natural light featuring large windows and skylights.

This eye-catching office space has seen renovations in 1988 and 1991. These were formerly separate buildings connected by a 2004 addition with interior upgrades following the addition, allowing the potential to operate separately.

Exceptional location near downtown Roanoke with long-term visibility enhanced with a monument sign.

Sales Price	\$675,000
Building Size	+/- 5,553 SF
Year Built	1938
Renovated	1988,1991,2004
APN	1120702, 1120902, 1120903
Zoning	CN
Price/SF	\$121.56

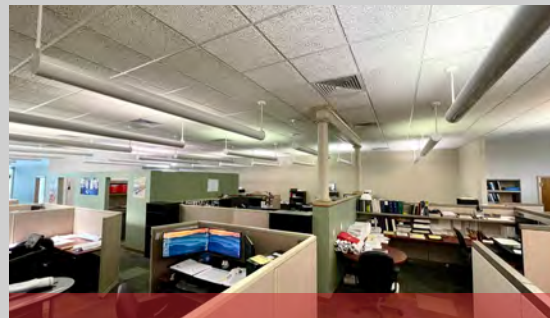


## PROPERTY HIGHLIGHTS

### UNPARALLELED LIFESTYLE LOCATION

In today's environment, tenants demand a balanced live/work/play lifestyle. 656 Elm Avenue is conveniently located within walking distance to the Roanoke River Greenway, Wasena Park, and Highland Park with easy access to downtown Roanoke's shopping and dining options.

- Ample Parking (30 surface spaces)
- Modern Finishes
- Temperature-controlled Computer Closet
- Walking distance to greenway, Wasena Park and the Wasena neighborhood.
- Convenient to downtown Roanoke, approximately 1 mile west of the I-581/Elm Avenue interchange



# AERIAL VIEW

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# AERIAL VIEW

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# FLOOR PLAN

