

# FOR SALE OR LEASE



**Hall Associates**  
Commercial Real Estate Solutions



**1335 PETERS CREEK ROAD  
ROANOKE, VA 24017**

## PROPERTY DESCRIPTION

Highly visible office building with +/- 1,258 square feet featuring an open reception area with private offices and plentiful parking (12 spaces).

This building benefits from its excellent visibility boasting an annual average daily traffic count of around 14,000 vehicles per day providing a great jump start to any business.

- Monument Signage
- AADT +/- 14,000 VPD
- Lots of natural light

## OFFERING SUMMARY

SALES PRICE	\$225,000
LEASE PRICE	\$13.50/SF
BUILDING SIZE	+/- 1,258 SF
LOT SIZE	+/- 0.23AC
APN	2771803
YEAR BUILT	1955
ZONING	MX
PRICE/SF	\$178.86



## CONTACT

**KRISTINE DAVIS**

📞 540.309.9429

✉️ kdavis@hallassociatesinc.com



 **CONTACT**

**KRISTINE DAVIS**

 540.309.9429

 kdavis@hallassociatesinc.com