

 **Investors**
REAL ESTATE PARTNERS

**FOR
SALE**

6712 Williamson Road, Roanoke VA

**CROWNING
TOUCH**
MARKETPLACE
CONSIGNMENT SHOP
AUCTION GALLERY
ESTATE PURCHASING
www.CrowningTouchUSA.com

THURSDAY-FRI-SAT
10AM-5PM
**Investors
FOR SALE**
540.444.4737

OPEN
TODAY
10AM

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



 **Investors**
REAL ESTATE PARTNERS

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

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

OFFERING SUMMARY

6712 WILLIAMSON ROAD, ROANOKE, VA, 24019

Price:	\$549,000
Price Per SF:	\$94
Parcel Area:	±0.49 Acres
Building SF:	5,850 SF
Year Built:	1951
Zoning:	C2

PROPERTY HIGHLIGHTS

- Owner Financing Available for Qualified Buyers
- Prime Williamson Road Commercial Corridor Location
- Flexible Open Floor Plan
- Situated On Approximately 0.49 Acres
- Zoned C-2 Allowing Variety of Uses
- Strong Visibility
- Convenient Customer Access
- Multiple Restrooms & On-Site Parking
- Easy Access To Downtown Roanoke And I-581



INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



Investors
REAL ESTATE PARTNERS

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

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

PROPERTY PHOTOS | OCCUPIED



INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



Investors
REAL ESTATE PARTNERS

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

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

PROPERTY PHOTOS | VACANT



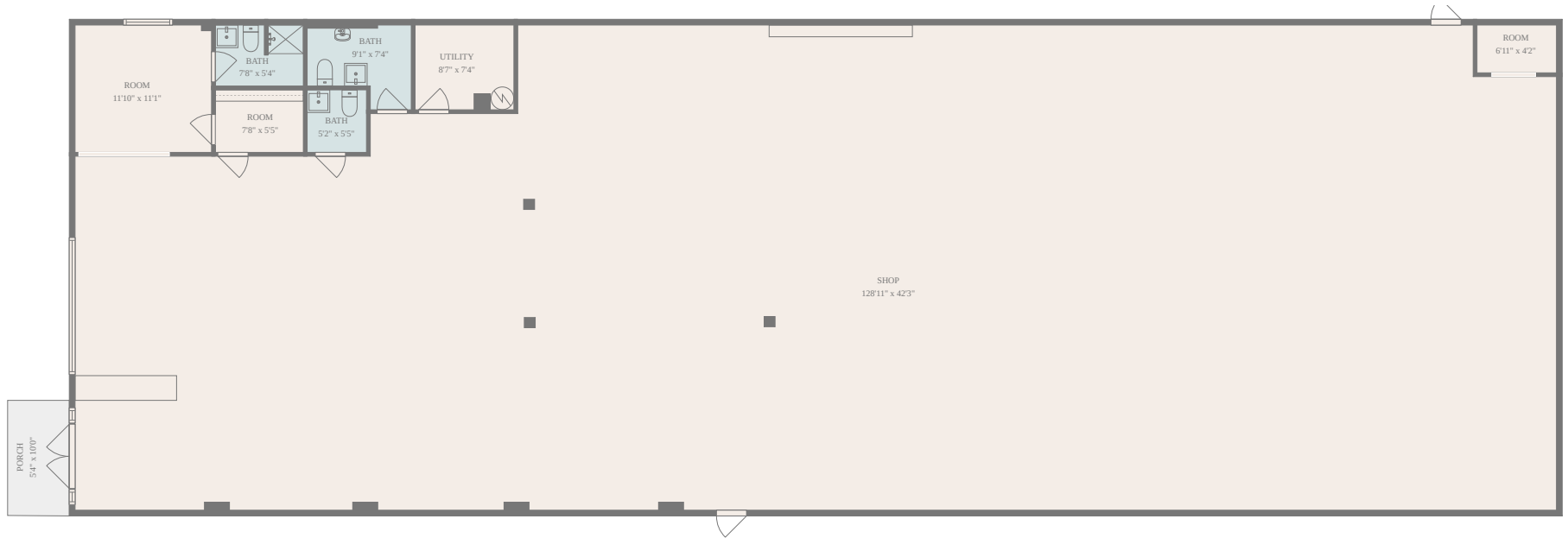
INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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

WILL FARMER
SENIOR VICE PRESIDENT
540.739.4446
WILL@INVESTORSREP.COM

FLOOR PLAN



TOTAL: 5378 sq. ft

1st floor: 5378 sq. ft

EXCLUDED AREAS: UTILITY: 63 sq. ft, PORCH: 54 sq. ft, WALLS: 172 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Positioned along the highly traveled Williamson Road corridor, this ±5,850 SF commercial building offers users a flexible layout with strong visibility and convenient access.

Situated on approximately 0.49 acres and zoned C-2, the property supports a variety of retail, showroom, or service-oriented uses within an established commercial corridor. Originally constructed in 1951, the building features expansive open floor space, multiple restrooms, and on-site parking, providing adaptability for a range of business operations.

The property previously operated as an auction facility for a senior moving company, demonstrating functional utility for high-turnover inventory and customer traffic. Located along one of Roanoke's primary north-south corridors, the site provides straightforward access to Downtown Roanoke, I-581, and surrounding commercial nodes.

Priced at \$549,000 – Call to Learn More!

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM

