



FOR SALE | OFFICE & FLEX BUILDING

1818 CENTRE AVENUE NW
ROANOKE, VIRGINIA 24017



CUSHMAN &
WAKEFIELD

THALHIMER

1818 CENTRE AVENUE NW

PROPERTY HIGHLIGHTS

8,139 SF Office & Flex Building

Three Levels

- 2,735 SF Upper Level
- 2,669 SF Main Level
- 2,735 SF Basement

Upstairs Level Layout

- Currently in vanilla shell condition allowing for the purchaser to build-out the space to suite their needs.

Main Level Layout

- 1,641 SF built out with 3 private offices, kitchen, and common area
- 1,028 SF vanilla shell space - ready for build-out.

Flex/Industrial Lower Level

- Four 10' x 12' roll up doors
- Restroom and gas heaters
- Ideal for equipment storage, shop space, service operations, light manufacturing and more.

Former Fuel Storage Tanks On Site

- Previously used for heating oil storage and properly decommissioned.
- Potential to recommission for business operational use.

Additional Development Potential

- Adjacent single-family structure included. Opportunity for redevelopment or removal to expand laydown yard.

I-1 Industrial Zoning

- Allows for a wide range of office, industrial, and service-oriented uses.

PRICE REDUCED NOW \$625,000

AVAILABLE FOR LEASE \$8.90 PSF NNN
(Tenant Improvements Included)



Building Area	8,139 SF
Parking	5 on-site spaces on upper surface lot. Ample parking and lay-down yard at rear of building
Floors	Three (3) Stories
Year Built	2009
Land Area	0.6 acres (laydown yard space at the rear of building)
Zoning	I-1 (Industrial Zoning)

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LOCATION OVERVIEW





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