

MULTIFAMILY DUPLEX OPPORTUNITY

1314 ARCHBOLD AVE NE ROANOKE, VA 24012



OFFERING SUMMARY

Sale Price:	\$345,000
Number Of Units:	2
Available SF:	
Lot Size:	0.46 Acres
Year Built:	1996
Building Size:	2,060 SF
Zoning:	RM-1
Price / SF:	\$167.48

PROPERTY OVERVIEW

Rare opportunity to own a spacious, original-owner Cape Cod-style duplex offering flexibility for investors, owner-occupants, or multigenerational living. The front unit features 2 bedrooms, a loft, 1 full bath, and 1 half bath, along with a fully equipped kitchen with all appliances and an unfinished lower level with laundry hookups, providing excellent storage or future expansion potential. The rear unit offers 1 bedroom, 1 large full bath, in-unit washer and dryer, and a second fully equipped kitchen. Additional features include a roof approximately 6 years old, front & side porch, and ample off-street parking. Another unfinished lower level provides even more storage space along with adjoining lot (3220805) potential for future expansion and additional income-producing opportunities.

PROPERTY HIGHLIGHTS

- Ample off-street parking
- Front and side porch
- Cape Cod-style duplex offering flexibility for investors, owner-occupants, or multigenerational living
- Unfinished lower level provides even more storage space
- Adjoining lot (3220805) provides potential for future expansion and additional income-producing opportunities



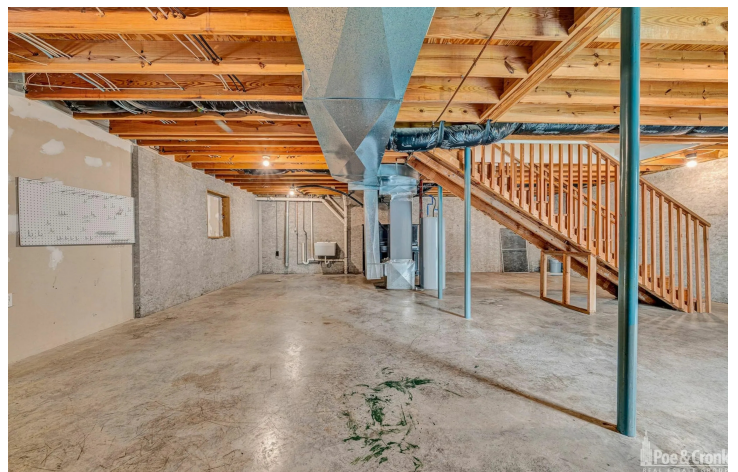
RACHELE HUNLEY

Vice President Of Residential And Commercial Services
540.855.3652
rhunley@poecronk.com

FOR SALE

MULTIFAMILY DUPLEX OPPORTUNITY

1314 ARCHBOLD AVE NE ROANOKE, VA 24012



RACHELE HUNLEY

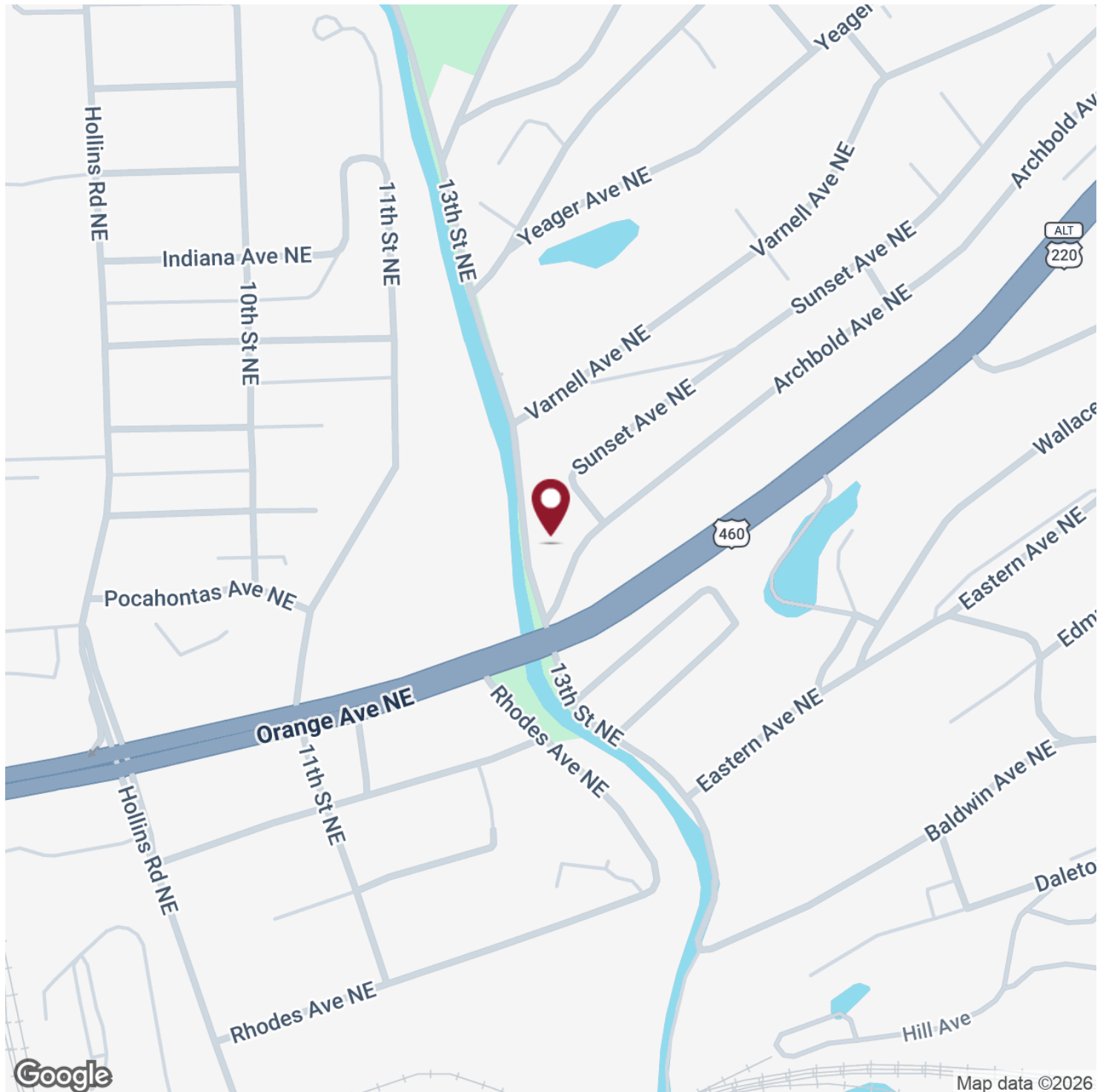
Vice President Of Residential And Commercial Services
540.855.3652
rhunley@poecronk.com

10 S. Jefferson Street | 1200 Wells Fargo Tower | Roanoke, VA 24011 | 540.982.2444 | www.poecronk.com

FOR SALE

MULTIFAMILY DUPLEX OPPORTUNITY

1314 ARCHBOLD AVE NE ROANOKE, VA 24012

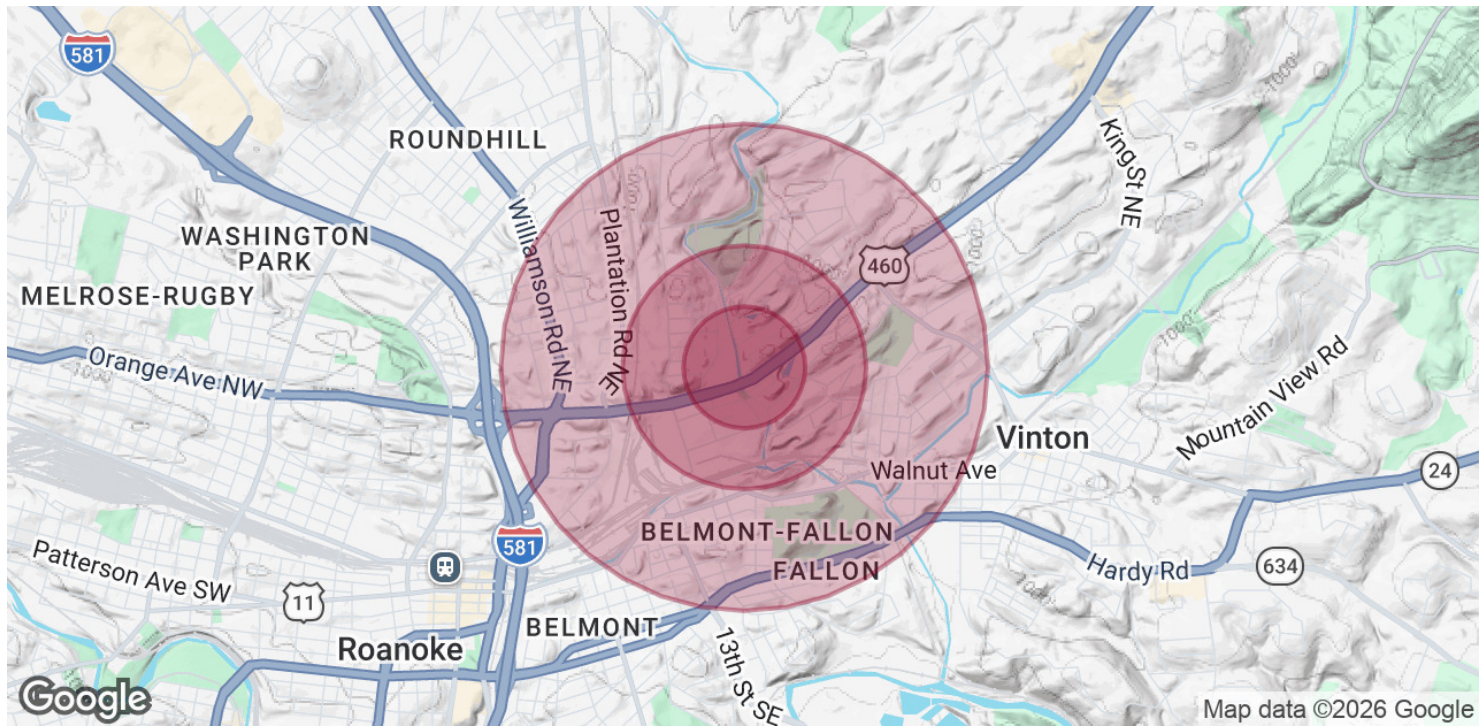


RACHELE HUNLEY

Vice President Of Residential And Commercial Services
540.855.3652
rhunley@poecronk.com

MULTIFAMILY DUPLEX OPPORTUNITY

1314 ARCHBOLD AVE NE ROANOKE, VA 24012



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	221	1,013	5,816
Average Age	34.9	34.0	35.5
Average Age (Male)	22.3	23.1	29.0
Average Age (Female)	44.9	43.1	40.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	104	455	2,557
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$42,374	\$48,348	\$54,770
Average House Value	\$240,160	\$216,534	\$165,585

2023 American Community Survey (ACS)



RACHELE HUNLEY

Vice President Of Residential And Commercial Services
540.855.3652
rhunley@poecronk.com