



22 CHURCH AVE

22 Church Avenue Southwest, Roanoke, VA 24011

ANDY MULLINS

Senior Vice President

540.342.6178

amullins@waldvogelcommercial.com

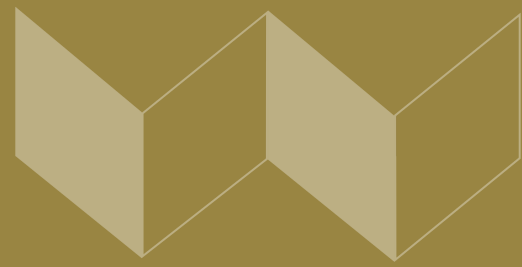
NOAH BECKLEY

540.400.0215

nbeckley@waldvogelcommercial.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the heart of Roanoke's downtown district, 22 Church Ave SW presents a unique opportunity to acquire a 2 story office building with significant upside potential. The first floor is currently occupied by a tenant, providing immediate income, while the upper level is vacant and ready for renovation or repositioning to suit an owner-user or investor's vision. The building features entrances on both sides of the property for added convenience, and impressive 12-foot ceilings upstairs that create an open and character-filled environment. Surrounded by downtown restaurants, retail, entertainment, and business activity, this property offers a rare combination of existing income, redevelopment potential, and prime urban location.

PROPERTY HIGHLIGHTS

- 11,806 SF building
- Built in 1927
- Zoned D: Downtown
- 50% occupancy
- 2nd floor: 12 ft. Ceilings

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Lot Size:	0.14 Acres
Building Size:	11,806 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	573	1,917	5,712
Total Population	847	3,568	12,546
Average HH Income	\$85,602	\$78,526	\$69,424

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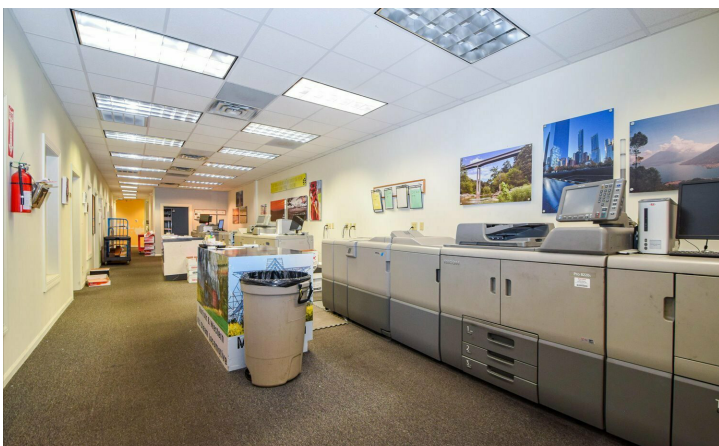
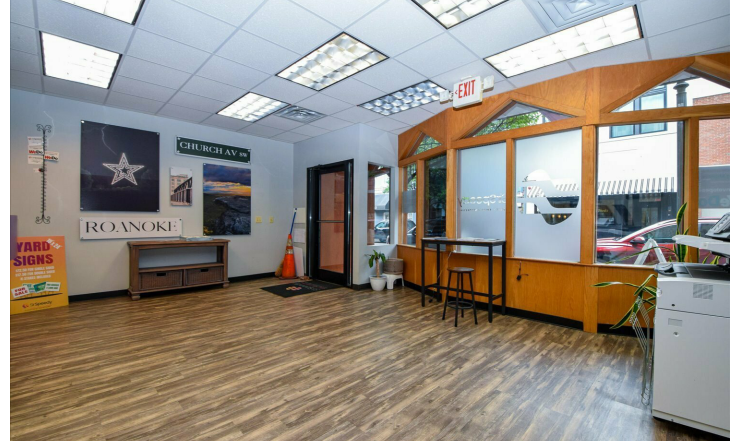
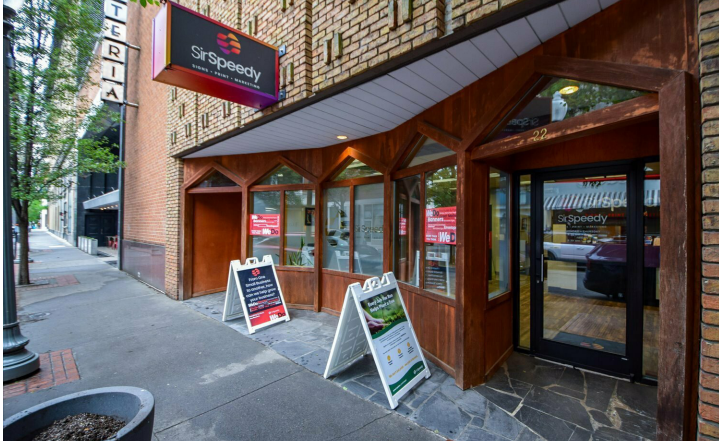
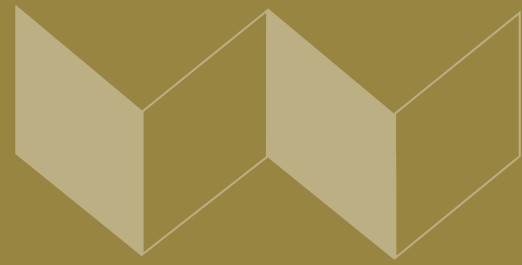
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GROUND FLOOR



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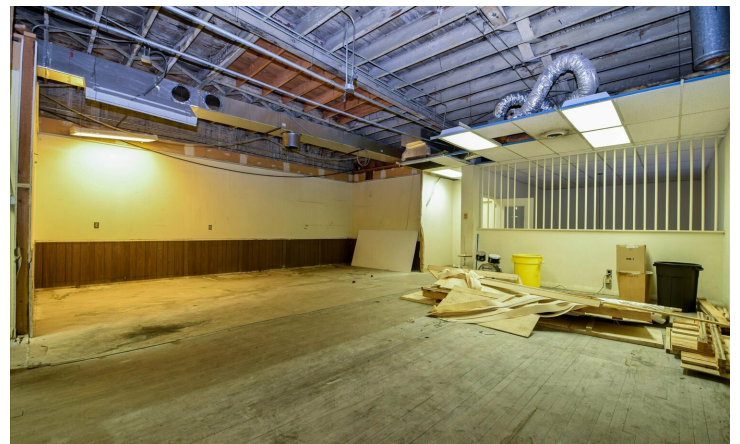
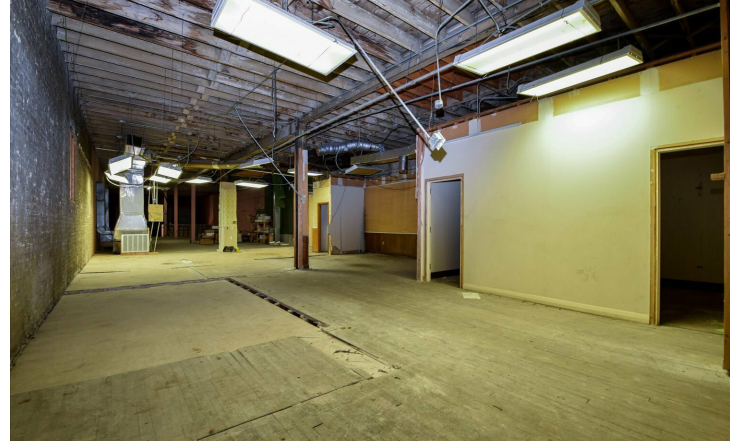
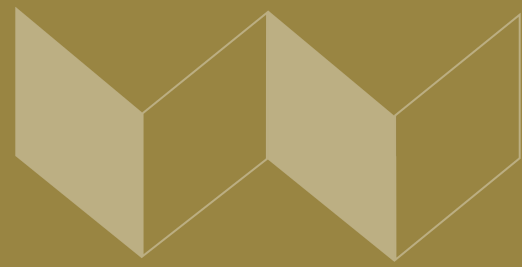
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SECOND FLOOR



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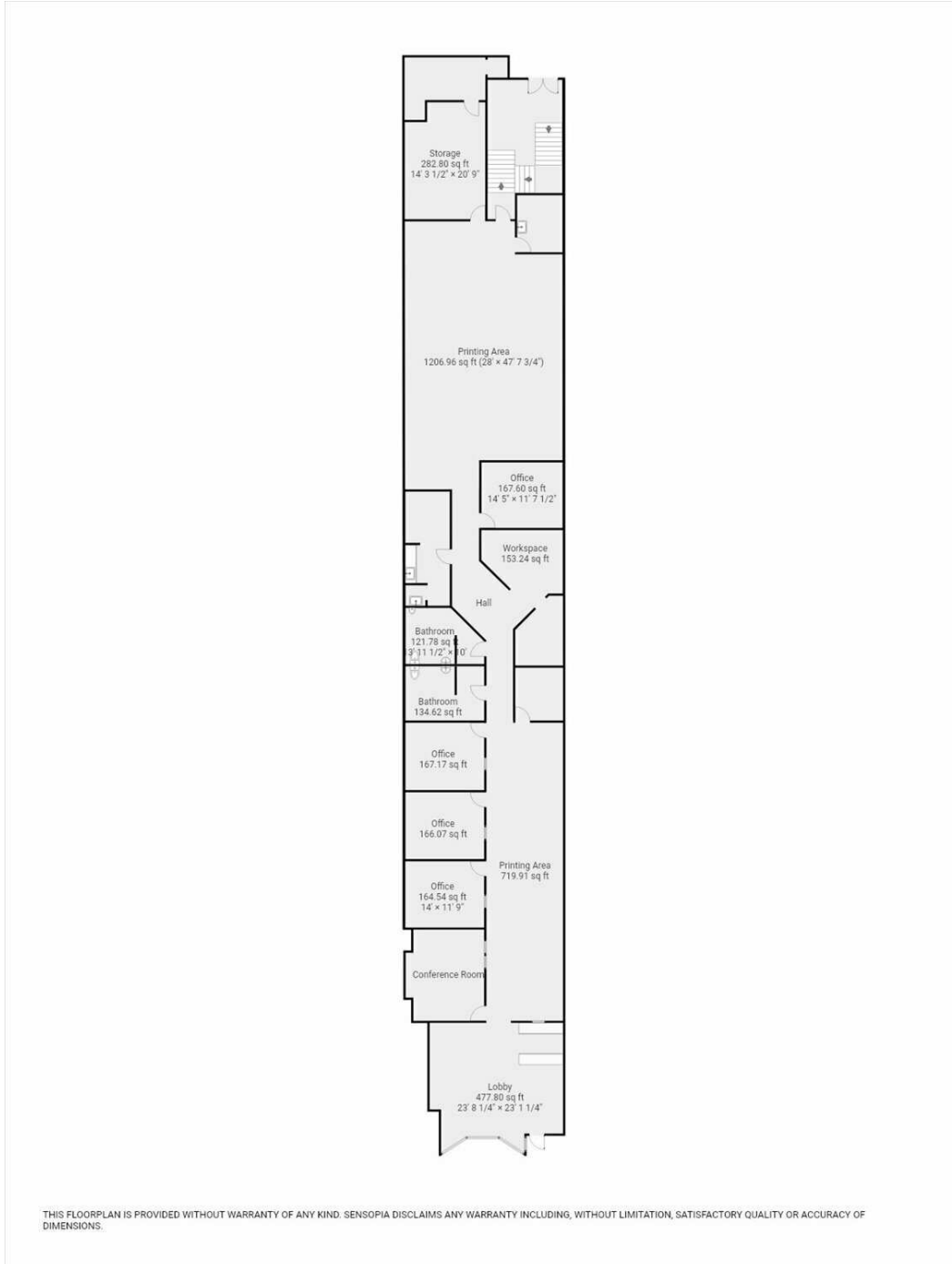
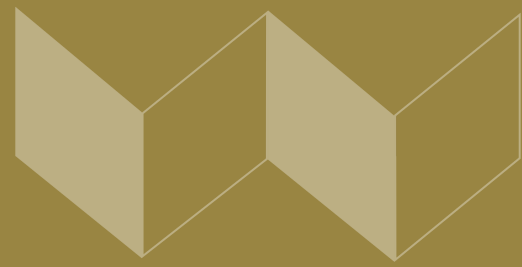
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FLOOR PLAN



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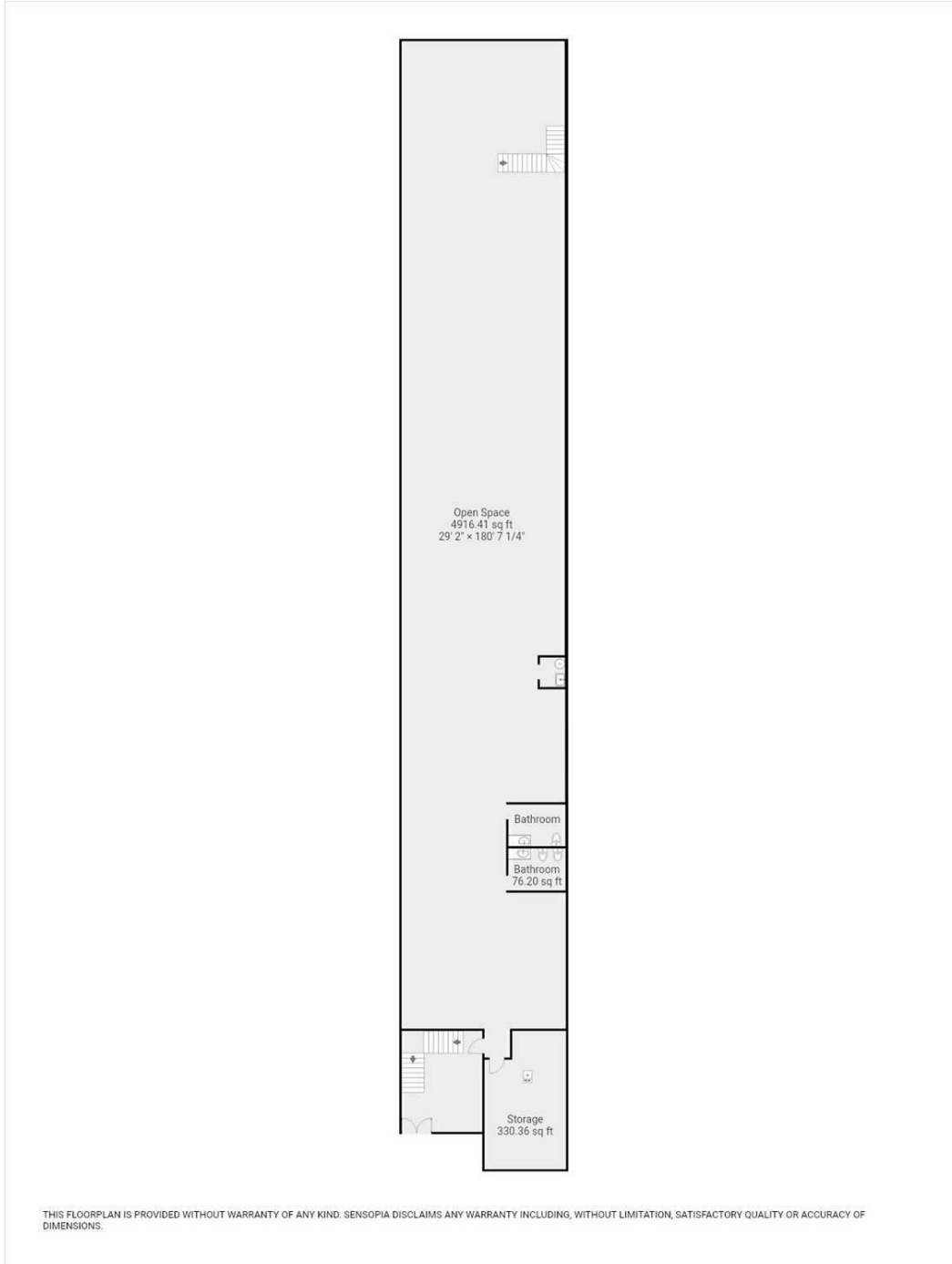
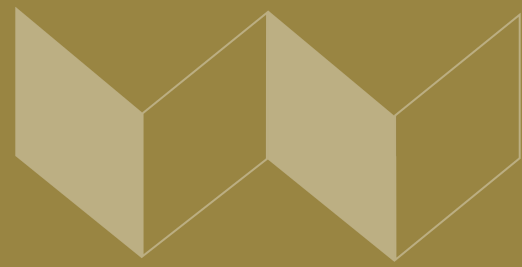
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LOCATION MAP

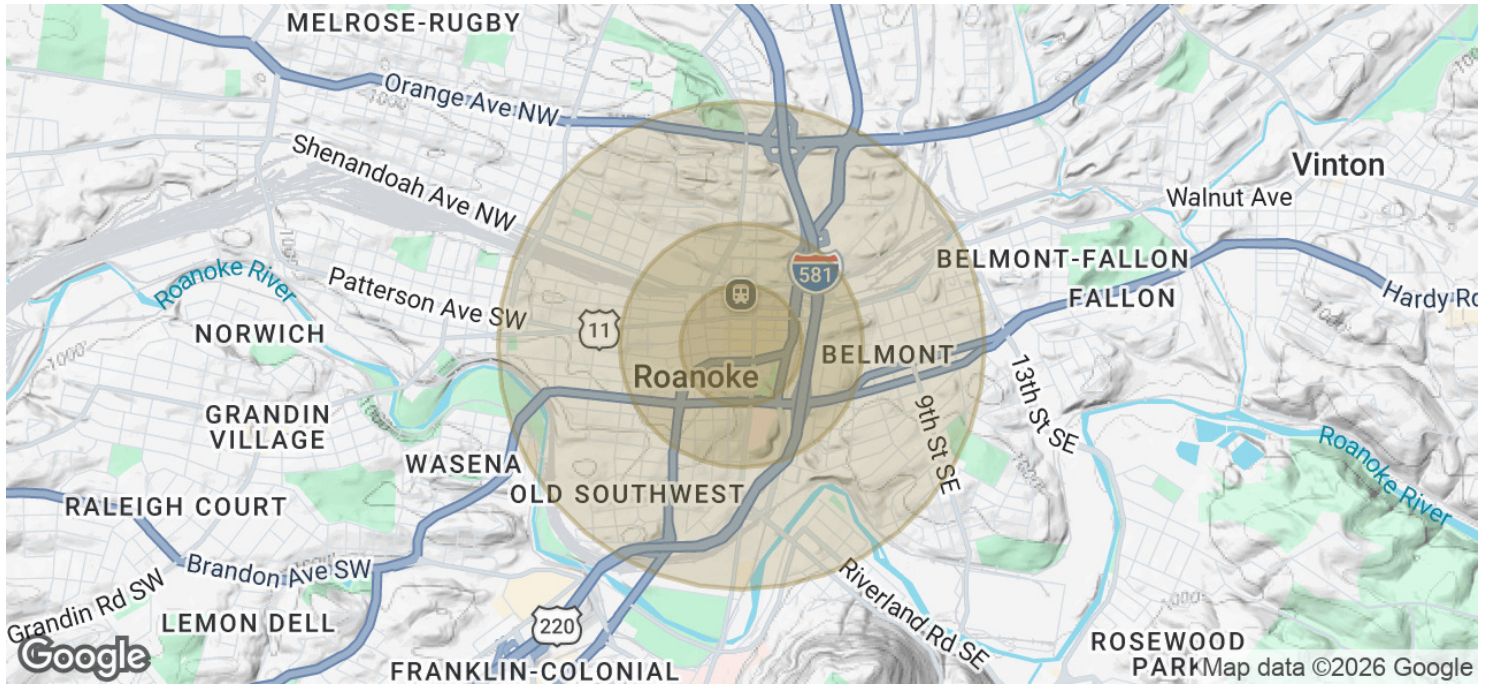
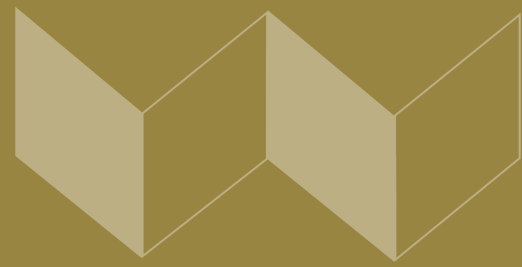


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	847	3,568	12,546
Average Age	32.1	30.6	34.3
Average Age (Male)	35.8	31.3	33.0
Average Age (Female)	28.6	31.1	37.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	573	1,917	5,712
# of Persons per HH	1.5	1.9	2.2
Average HH Income	\$85,602	\$78,526	\$69,424
Average House Value	\$707,045	\$317,913	\$179,156

2023 American Community Survey (ACS)

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