

907 KIMBALL AVE NE

907 KIMBALL AVE NE ROANOKE, VA 24016



OFFERING SUMMARY

Sale Price: \$605,000

Lot Size: 1.3 Acres

Year Built: 1940

Building Size: 3,356 SF

Zoning: I-2

Price / SF: \$180.27

PROPERTY OVERVIEW

Presented exclusively for sale by Rachele Hunley of Poe & Cronk Real Estate Group, 907 Kimball Ave NE, Roanoke, VA 24016 offers an excellent opportunity to acquire a 1.30± acre industrial property for \$605,000. Zoned I-2 Industrial, the property provides flexibility for a variety of industrial, commercial, storage, distribution, and service-related uses, subject to applicable zoning requirements and approvals.

Conveniently positioned within the Roanoke market, the site offers strong accessibility and excellent potential for an owner-user, investor, business, or future industrial development. Its size, zoning, and strategic location make it a versatile opportunity for a range of industrial and commercial uses.

PROPERTY HIGHLIGHTS

- 1.30± Acre Industrial Property in Roanoke, VA
- Zoned I-2 Industrial for a wide range of potential uses
- Offered for Sale at \$605,000
- Ideal for Owner-Users, Investors, or Future Industrial Development



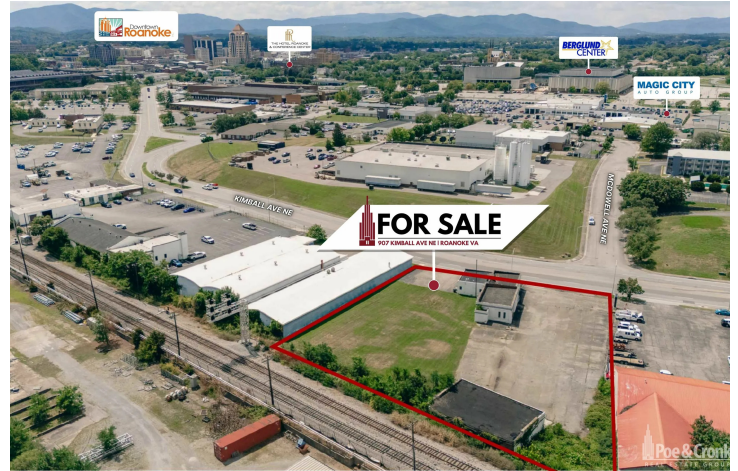
RACHELE HUNLEY

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FOR SALE

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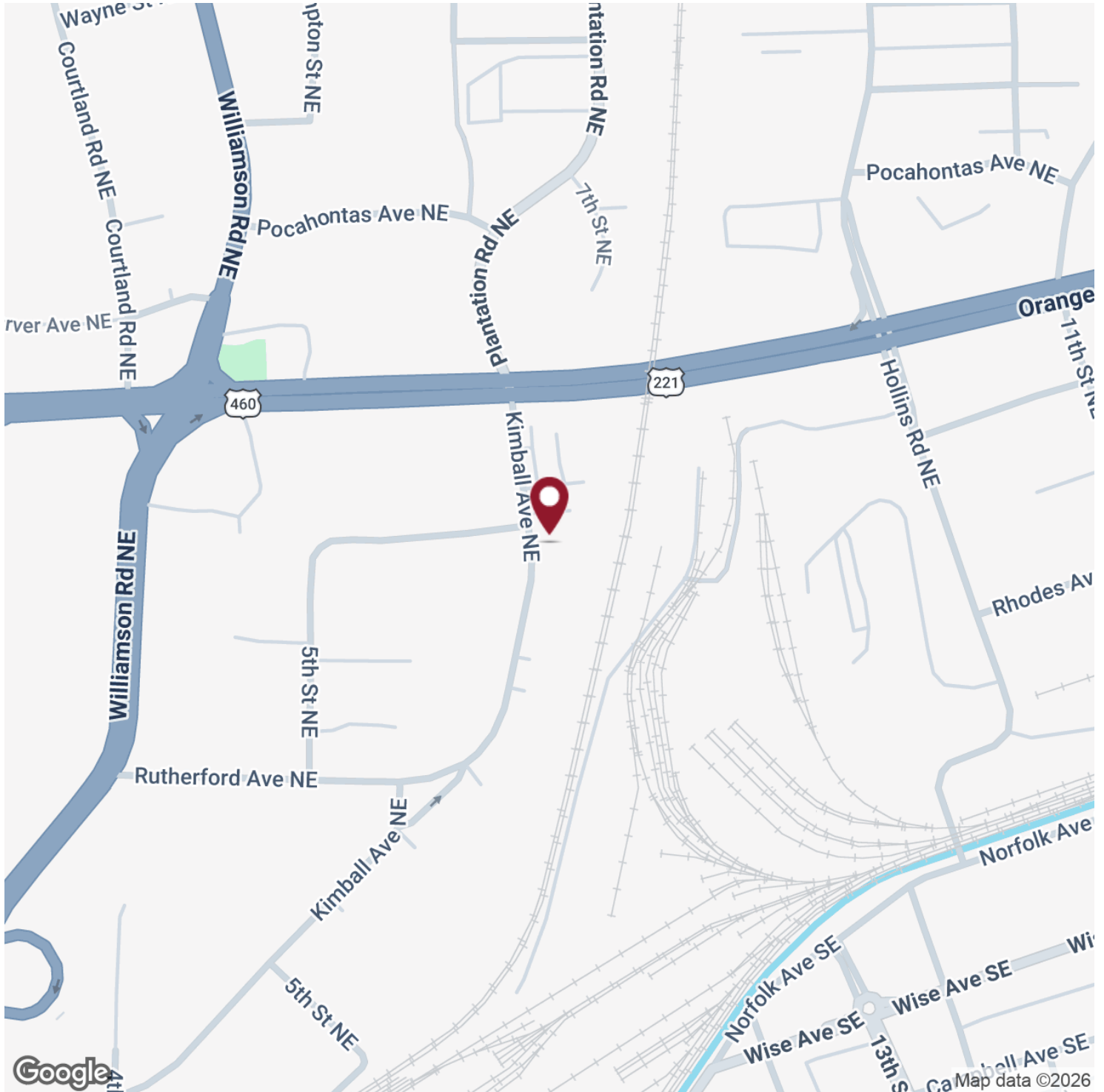
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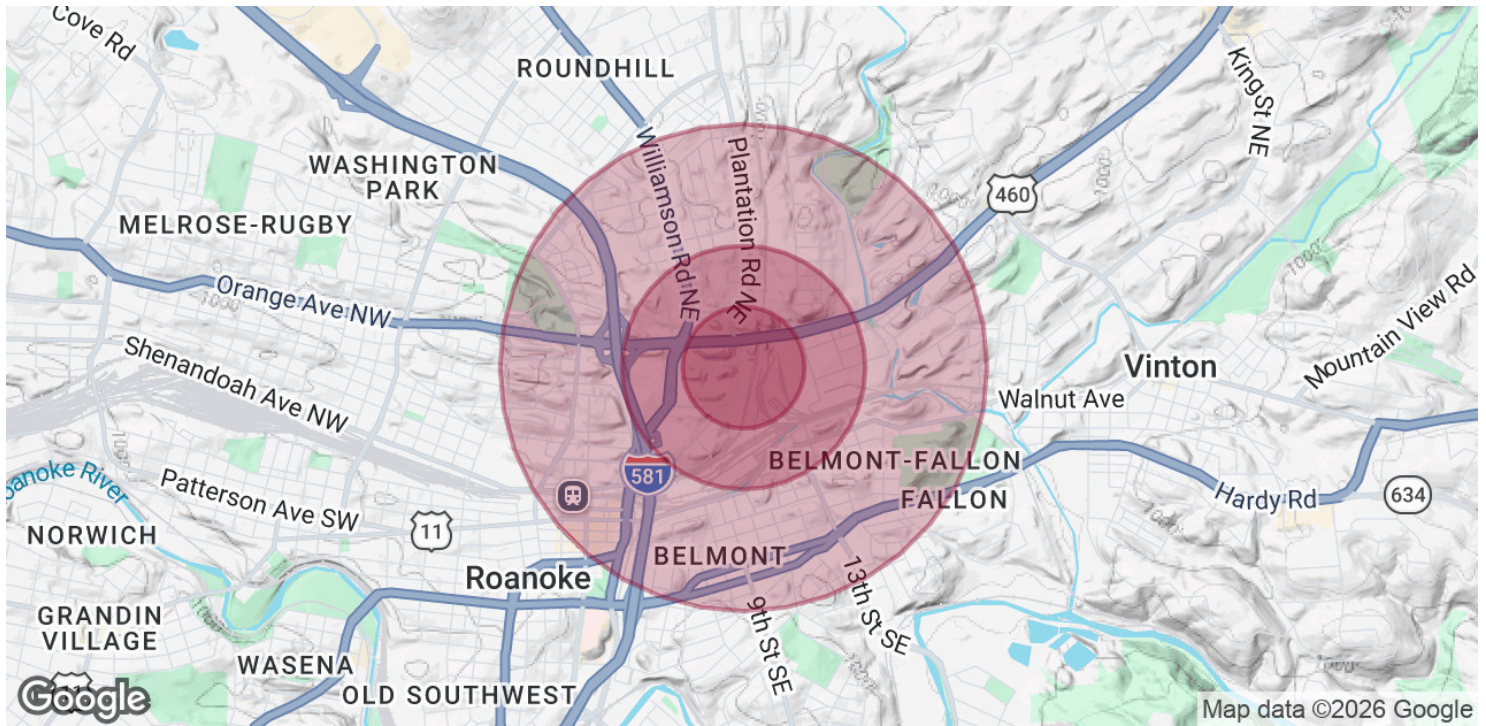


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	240	1,416	9,110
Average Age	41.0	38.3	33.2
Average Age (Male)	33.6	31.1	29.3
Average Age (Female)	52.6	45.3	38.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	114	601	3,606
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$47,673	\$48,039	\$57,428
Average House Value	\$140,581	\$132,022	\$134,892

2023 American Community Survey (ACS)



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