

Property Profile
2550 Shenandoah Avenue
Roanoke, Virginia

Located in Virginia Enterprise Zone

TOTAL SQUARE FOOTAGE	Approximately 22,790 square feet
<i>Office Space</i>	Approximately 3,747 square feet
<i>Showroom</i>	Approximately 1,043 square feet
<i>Warehouse/Sales Area</i>	Approximately 18,000 square feet
STORIES	Two
SITE ACREAGE	Approximately 1.5 acres
YEAR BUILT	1982
YEAR OF RENOVATION	1995
CONSTRUCTION TYPE	Masonry and Brick, Steel
ROOF	Rubber Membrane, Metal
HEATING/AIR CONDITIONING	Gas forced HVAC system in offices Central Air in offices Gas space heaters in warehouse
SPRINKLER SYSTEM	Fully sprinklered
SECURITY SYSTEM	Coverage throughout building
UTILITIES	
<i>Water/Sewer</i>	Western Virginia Water Authority
<i>Gas</i>	Roanoke Gas
<i>Electric Power</i>	American Electric Power/3 Phase 600 AMP

OFFICE FEATURES

- Reception area with built in oak desk and work station
- Six private offices
- Conference room
- Wainscoting and Paneling
- Circular floor to ceiling windows in Showroom
- Kitchen area
- Second floor meeting room
- Two restrooms

WAREHOUSE FEATURES

- Insulated metal walls and ceiling
- Skylights
- Halogen lights
- Suspended gas heaters
- Clear height of 19 feet at eave, 21 feet at center
- Sales area adjacent to warehouse with three private offices, counter area, and restroom
- Warehouse Restroom

DOCK ACCESS

- 120ft dock platform
- Two 12 x 12 doors
- One 10 x 10 door

EXTERIOR FEATURES

- Approximately 6,600 sq ft covered shed
- Paved and fenced lot

ROANOKE TAX PARCELS

#2410201, Lot 1 and Part Alley Block 14 Runnymede

#2410202, Lot 2 and Part Alley Block 14 Runnymede

#2410203, Lot 3 and Part Alley Block 14 Runnymede

#2410214, Lot 14 and Part Alley Block 14 Runnymede

#2410215, Lot 15 and Part Alley Block 14 Runnymede

#2410216, Lot 16 and Part Alley Block 14 Runnymede

#2410217, Lot 17 and Part Alley Block 14 Runnymede

#2410218, Lot 18 and Part Alley Block 14 Runnymede

#2410219, Lot 19 and Part Alley Block 14 Runnymede

A portion of tax #2410220, Lot 20 and Part Alley Block 14 Runnymede

ANNUAL REAL ESTATE TAXES \$9,372.44

TERMS

For Sale

\$1,200,000.00

For Further Information Contact:

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