

# FOR SALE OR LEASE



**4600 Brambleton Avenue, SW  
Roanoke, VA 24018**

**REDUCED**

**Asking Price: ~~\$795,000~~ \$749,500**

**Lease Rate Negotiable**

**1.24 acres / 262 Ft. Frontage**

**Zoned C-2 (commercial)**

**7,000 Sq. Ft. building (140 ft. width X 50 ft. depth)**

**Building is clear-span with interior partitions**

**Public Water & Sewer; Gas Heat, Elec. AC**

**22 parking spaces**

**Access at 4-way stoplight; 23,000 VPD traffic count**

## **CONTACT:**

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**Marshall Harris, REALTOR®  
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