

RETAIL LAND FOR SALE 1.44 AC ON CHALLENGER AVE NE

1423 W Ruritan Road | Roanoke, VA 24012



REDUCED PRICE

For more information, contact:

Bill Poe, CCIM, SIOR, CPM Senior Vice President 540 767 3007 bill.poe@thalhimer.com **WYATT POATS**

Associate 540 767 3008 wyatt.poats@thalhimer.com Wells Fargo Tower 10 S. Jefferson Street, Suite 1750 Roanoke, VA 24011 www.thalhimer.com



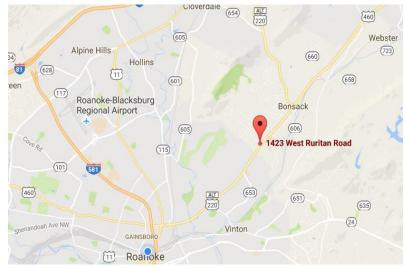
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Property Features

- 1.44 Acres
- Corner lot parcel located at Challenger Avenue and W Ruritan Road
- · High visibility with site above street
- Traffic signal at Challenger Avenue
- · Currently zoned R1 will need to be rezoned
- · Well water and septic located on property
- 35,000 VPD
- Reduced Price: \$549,000



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