



**THALHIMER**

**OFFICE BUILDING FOR SALE**  
**4648 BRAMBLETON AVENUE**  
Roanoke, VA 24018

**REDUCED SALE PRICE: \$599,000.00**



For more information, contact:

**JESSICA JOHNSON, CCIM**

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# OFFICE BUILDING FOR SALE

## 4648 BRAMBLETON AVENUE

Roanoke, VA 24018

### Property Features

- 4,800 SF on 1.65 AC
- Class "B" Building in Office Park Complex
- Large windows in every office
- Furniture is negotiable
- < than 1 mile from major Electric/Brambleton Intersection
- Grandfathered large roadside LED pylon sign available
- Compatible for single user or two practices
- 16,000 VPD
- Reduced Sale Price: \$599,000.00

### Specifications

Total Size	4,800 SF
Use	Owner Occupant
Parking	24 free surface spaces
Year Built	1996



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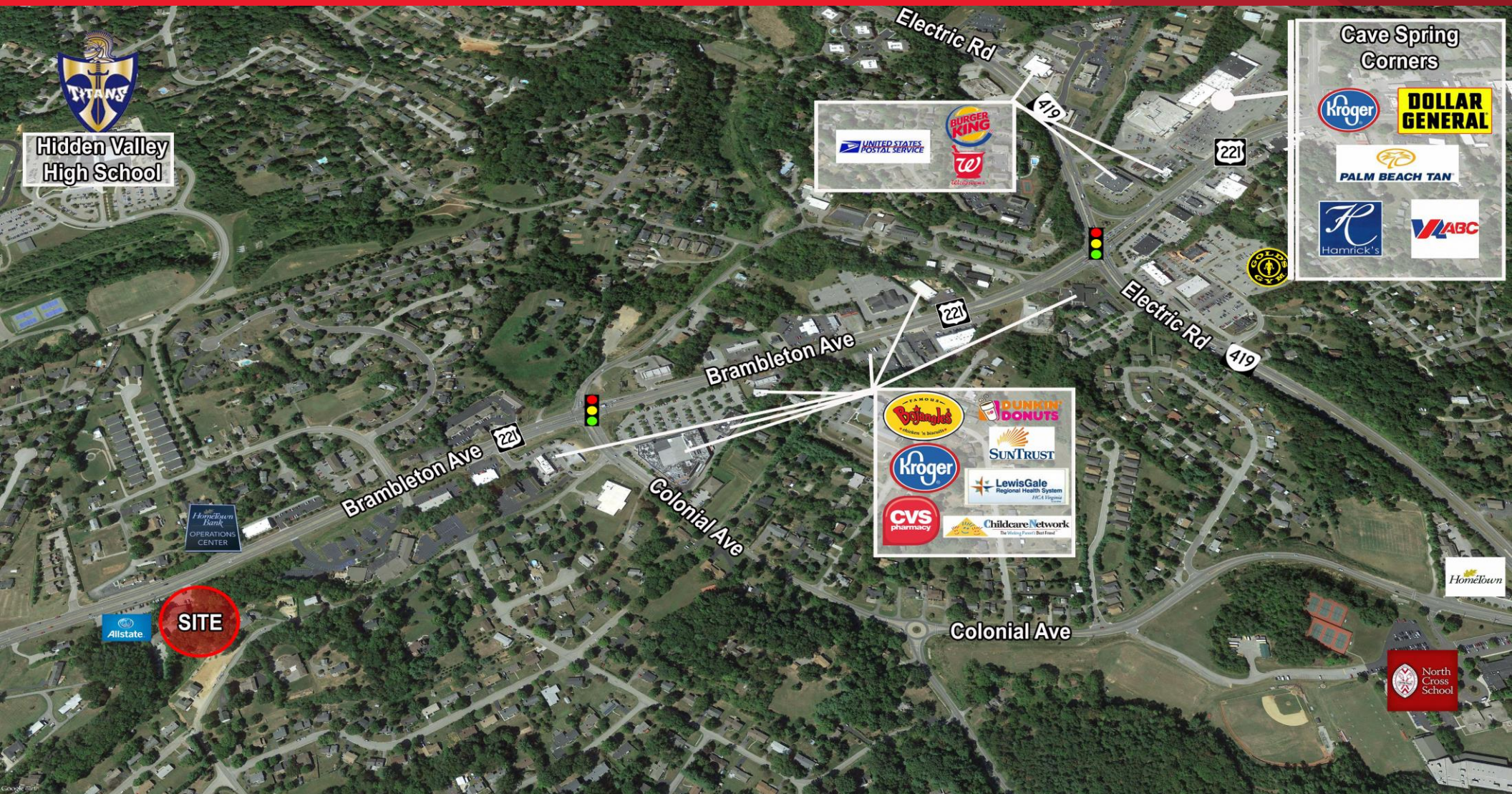
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