



GENTRY
COMMERCIAL REAL ESTATE, INC.



674 TERESA LANE

ROANOKE, VIRGINIA 24019

HIGHLIGHTS

- IDEALLY LOCATED IN A RAPIDLY GROWING AREA OF THE ROANOKE MSA IN BOTETOURT COUNTY
- GREAT CORNER LOCATION ON A HEAVILY TRAVELLED CONNECTOR ROAD
- SITE HAS 23 ONSITE PARKING SPACES WITH ON-STREET PARKING ALLOWED
- FULLY EQUIPPED RESTAURANT WITH EQUIPMENT AND FIXTURES TO CONVEY
- 2 ADA BATHROOMS
- APPROVED FOR 94 SEATS WITH ADDITIONAL OUTDOOR PATIO SEATING



PROPERTY DETAILS

674 Teresa Lane
Roanoke, VA 24019

Pricing:

Equipment and Real Estate.....\$850,000
Business Only.....\$295,000

Building Area..... +/- 1,836 SF
Parcel Size..... +/- 0.77 AC
Year Built..... 2022
Water/Sewer..... Botetourt County
Electricity..... Appalachian Power
Natural Gas..... Roanoke Gas
High Speed Internet..... Lumos

- 1,500gal Grease Trap
- 94 Seating Capacity
- 3ph, 400 Amp Electrical Service
- Water Softener
- Tankless Hot Water System
- HVAC: Two 5-ton Units and One 4-ton Unit



INTERIOR PHOTOS



INTERIOR PHOTOS



EXCLUSIVELY LISTED BY:

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