



**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.....\$245,000**

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





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EXCLUSIVELY LISTED BY:

**CHRISTOPHER R. GENTRY, SIOR**  
PRESIDENT

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