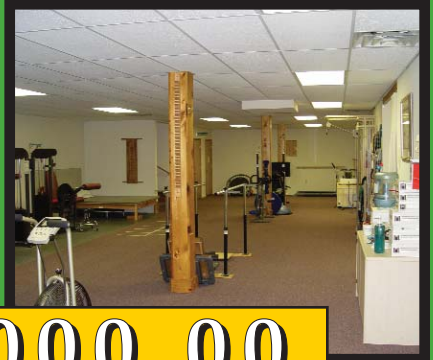


# FOR SALE

*300 Pell Avenue, Rocky Mount, VA*



*Excellent Income for  
Investor or End User!*



**List Price: \$600,000.00**

- \* Approximately 8,064 sf Total
- \* Currently Subdivided into 3 Separate Leases
- \* Office Spaces with Conference Rooms
- \* Located Within Town Limits
- \* Level Site with Abundant Parking
- \* High Traffic Count
- \* Excellent Visibility
- \* Zoned GB - General Business District

**WALKER**  
Commercial Services, Inc.

101 Albemarle Avenue SE, Roanoke, Virginia

Matt Thurman  
(540) 344-6160

[www.walker-inc.com](http://www.walker-inc.com)

**W**ALKER  
Commercial Services, Inc.  
101 Albemarle Avenue SE  
Roanoke, Virginia 24013

FIRST CLASS  
U.S. POSTAGE  
**PAID**  
Salem, VA  
PERMIT #126

**INVESTMENT  
PROPERTY  
FOR SALE**



**F O R S A L E**

**Two Upper Units: Commercial  
Two Lower Units: Office, Retail  
\*Looks & Smells New  
\*Handicap Accessible  
\*All Paved with Easy Access**

**Estimated Leases:**

**Unit 1 (2,016 sf) - \$1,500.00/month  
Unit 2 (2,016 sf) - \$1,150.00/month  
Unit 3 (4,032 sf) - \$1,350.00/month  
Total (8,064 sf) - \$4,000.00/month**

**List Price: \$600,000.00**

*Zoned: GB*

