

BOXLEY BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

GENERAL INFORMATION

416 S. Jefferson Street

Downtown District:	JEFFERSON ST. COORIDOR
Property Address:	416 S. JEFFERSON ST.
Tax Parcel:	#1012313-15
Current Use:	OFFICE BUILDING
Total Acreage:	.1216
Enterprise Zone:	YES: ZONE ONE A
Primary Contact:	B. BOYD JOHNSON
Primary Phone:	540-982-0011
Primary E-mail:	BJOHNSON@HALLASSOCIATESINC.COM

An asterisk (*) denotes explanation in note section



ZONING INFORMATION

Property Area SF:	5,296	Base Zoning:	DOWNTOWN DISTRICT (D)
Property Frontage:	46 FEET	Overlay Zoning:	NONE
Average Depth:	115 FEET	Special District:	CONSERVATION DISTRICT

STRUCTURE INFORMATION

Year Built:	1921	Size SF:	39,641
Number of Stories:	9	Structure:	REINFORCED CONCRETE

FLOOD ZONE INFORMATION

% of Property in 100 Year Flood Plain:	0
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ASSESMENT INFORMATION

Assessment Date:	1/1/2011
Land Assessment:	\$ 184,000
Improvements:	\$1,297,700
Total:	\$1,481,700

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UTILITIES

Gas Line Provider/Line Size:	N/A
Water Line Provider/Line Size:	N/A
Sewer Line Provider/Line Size:	N/A

ENTERPRISE ZONE ONE A INCENTIVES

This site's location in state-designated Enterprise Zone One A makes available a number of developer assistance tools from the Commonwealth of Virginia and from the City of Roanoke. Available incentives include:

REAL PROPERTY INVESTMENT GRANTS

The Commonwealth of Virginia offers eligible businesses located in an Enterprise Zone for a grant up to 20% of qualified zone improvements. New construction projects require a minimum investment of \$500,000, calculating the grant on funds expended over and above the minimum investment. Real property improvement grants for projects costing less than \$5 million is limited to \$100,000 over five years; projects costing \$5 million or more may be eligible to collect grants up to \$200,000 over a five year period.

JOB CREATION AND TRAINING GRANTS

Qualifying businesses located within an Enterprise Zone are eligible for grants of \$500-800 per year for a period of five years for each job create above four. Retail, local service and restaurant/beverage service businesses are not eligible. Grants are issued as part of the state Enterprise Zone program and are limited to a maximum of 350 eligible jobs per year. The City of Roanoke may make local job training grants available at the discretion of the City's Economic Development Department.

UTILITY HOOKUP AND DEVELOPMENT FEES REBATES

Water, Fire and Sewer hookup fee rebates may be made available by the City of Roanoke to businesses, building firms or building owners located in Enterprise Zone One A. Rebates are offered on a sliding scale commensurate with the level of investment.

Development fees (building permit and comprehensive development plan review) rebates may also be made available by the City for properties located in Enterprise Zone One A. Rebates are similarly offered on a sliding scale based on level of investment.

OWNERSHIP

Ownership Type:	PRIVATE	Sales Price	CONTACT BROKER
Available for Lease:	N/A	Lease Price	N/A
Owner:		Owner Phone:	
Primary Contact:	B. BOYD JOHNSON	Primary Phone:	540-982-0011
Primary E-mail:	BJOHNSON@HALLASSOCIATESINC.COM	Submit Date:	