

KRASNOW BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

GENERAL INFORMATION

301 Campbell Avenue

Downtown District:	DOWNTOWN WEST
Property Address:	301 CAMPBELL AVE SW
Tax Parcel:	#1010838
Current Use:	OFFICE BUILDING
Total Acreage:	.07
Enterprise Zone:	YES: ZONE ONE A
Primary Contact:	MICHAEL WALDVOGEL
Primary Phone:	540-342-8599
Primary E-mail:	MWALDVOGEL@WALDVOGELCOM MERCIAL.COM

An asterick (*) denotes explanation in note section



ZONING INFORMATION

Property Area SF:	3,049	Base Zoning:	DOWNTOWN DISTRICT (D)
Property Frontage:	37 FEET	Overlay Zoning:	NONE
Average Depth:	86 FEET	Special District:	NONE

STRUCTURE INFORMATION

Year Built:	1926	Size SF:	9,942
Number of Stories:	3	Structure:	FIRE RESISTANT

FLOOD ZONE INFORMATION

% of Property in 100 Year Flood Plain:	0
--	---

ASSESSMENT INFORMATION

Assessment Date:	1/1/2011
Land Assessment:	\$ 72,800
Improvements:	\$554,600
Total:	\$627,400

KRASNOW BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

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	\$679,000
Available for Lease:	N/A	Lease Price	N/A
Owner:		Owner Phone:	
Primary Contact:	MICHAEL WALDVOGEL	Primary Phone:	540-342-8599
Primary E-mail:	MWALDVOGEL@WALDVOGELCOMMERCIAL.COM	Submit Date:	

KRASNOW BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

NOTES

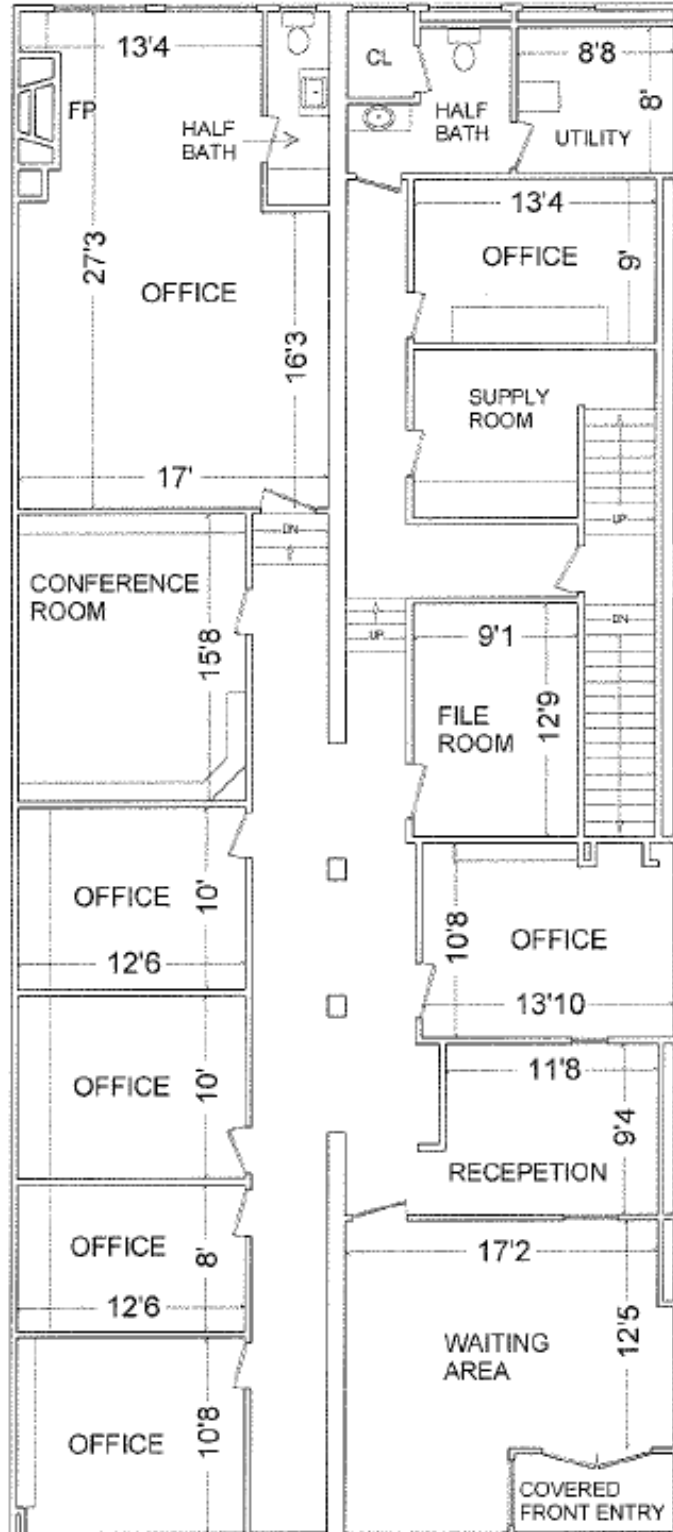
301 Campbell Avenue SW is a traditional brick office building built in 1926. The ground floor was beautifully renovated for a successful law practice; the second floor houses a large, renovated conference room, work areas, and a kitchen/break room. A mock courtroom was constructed on a portion of the third floor; this level is ideal for additional renovation. A full basement provides excellent storage. The building sits on a corner lot and has windows on three sides, allowing lots of natural light. This is a great space for any professional office and has great potential upper story redevelopment for housing as well-an ideal live/work environment. The building is located within a historic district and Enterprise Zone 1A; development incentives may apply.

The property is located in Downtown Roanoke at the corner of Campbell Avenue and Third Street, across the street from the municipal complex, courts, and public safety facilities. This is an area of strong redevelopment activity, including new residential and office conversions. A new public parking facility has just opened in this block, providing plentiful parking for the area.

KRASNOW BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

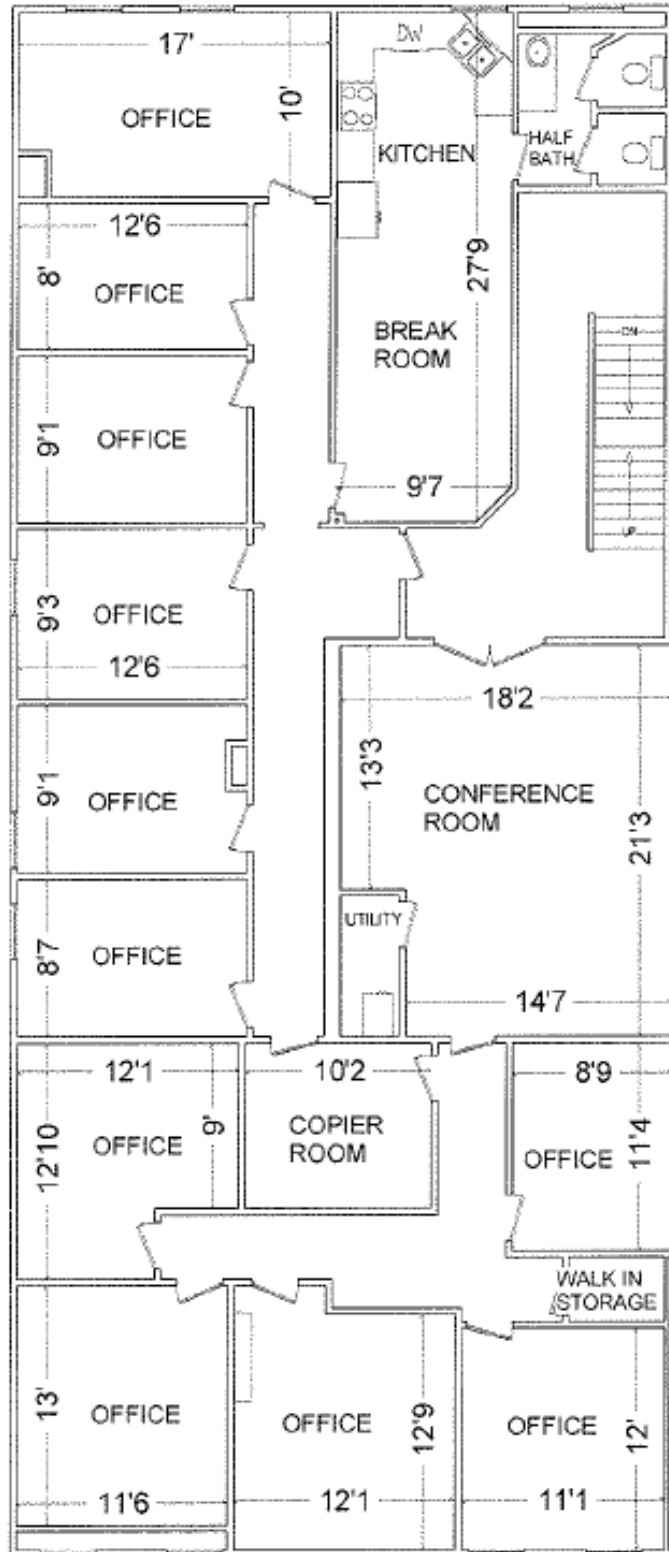
FLOOR PLANS: ENTRY LEVEL



KRASNOW BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

FLOOR PLANS: 2ND FLOOR



KRASNOW BUILDING

DOWNTOWN DEVELOPMENT OPPORTUNITY

FLOOR PLANS: 3RD FLOOR

