



---

**DESCRIPTION / AMENITIES:**

THIS IS THE NEWEST DOWNTOWN LIVING ADDRESS. THE BUILDING HAS BEAUTIFUL ORIGINAL DETAILING THAT HAS BEEN RESTORED, BUT WITH ALL THE MODERN AMENITIES. IT IS CENTRALLY LOCATED ADJACENT TO PAUL'S RESTAURANT ON FRANKLIN ROAD, SO AN EASY COMMUTE TO SCHOOL OR WORK.

- HIGH CEILINGS
- HARDWOOD FLOORS
- W/D, STAINLESS APPLIANCES
- WATER AND SEWER INCLUDED

**LEASING TERMS:**

- RENT: \$975/ MONTH
- AVAILABLE SEPTEMBER 1
- APPLICATION FEE: \$35
- SECURITY DEPOSIT: \$975
- DEPOSIT AND FIRST MONTH RENT DUE ON SIGNING.

**TOUR NOW - CONTACT:**

LORA KATZ  
LJKAIA@COX.NET  
(540) 597-8223

---

**THE WALLACE BUILDING**

CURRENTLY AVAILABLE FOR LEASE | SEPTEMBER 1 OCCUPANCY  
19 FRANKLIN RD. ROANOKE, VA 24011  
2 BEDROOM | 1 BATH | \$975

---