

I wanted to introduce myself and explain a very valuable service I can provide for you. United Country[®] Real Estate is the nation's leading small business real estate company, including office & warehouse space, retail / restaurants / multi-family apartment buildings, hotels & motels, commercial development land and all types of commercial properties in the markets we serve. Our broad commercial property focused marketing strategies attract buyers not just locally, but statewide, regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing commercial property, and today sell more than any other group.

We uniquely own and operate the highest ranked and multiple commercial specific websites, offer the largest national commercial property buyer database, publish and distribute national United Country Real Estate property catalogs, advertise in numerous leading commercial related 3rd party websites, magazines and newspapers across the country and offer additional commercial property specialty marketing programs. United Country also offers a world class commercial property marketing consulting team that has a long history in the marketing and sales of commercial and small business related real estate.

We are specifically focused on commercial property in this area. Our expertise in commercial property valuation, marketing, buyer networks and sales strategies can be extremely valuable to you when considering selling or buying property. Combined with the unique commercial property marketing tools provided by United Country, my goal is to help you get the maximum value of your assets in an efficient timeframe.

Some of the unique commercial specific tools I will put to work for your property include:

- Page #1 Commercial and Small Business Property Specific Websites
- Property / Listing Specific Top Ranked, Page #1 Websites
- 3rd Party Leading Commercial Property Websites
- Commercial Property Advertising in National Magazines (ex: The Wall Street Journal, Robb Report, etc.)
- Access to Thousands of Commercial Property Buyers in our Private Database
- Print, Digital and Direct Marketing to Local, Regional and National Buyers
- The Nation's Largest Auction Services Team for Real Estate, Equipment and/or Personal Property (if Desired)
- E-marketing Programs to Targeted Potential Commercial Buyers
- Access to United Country's Commercial Property Consulting and Marketing Team
- And more...

For over 90 years, United Country has been in the business of helping people achieve their real estate goals, which is my focus. I am confident I can provide unsurpassed services to you when needed. Please call me today to discuss your real estate questions or needs.

Sincerely,

Ed Gallimore - Associate Broker
540-230-9090 | edgallimore.re@gmail.com | edgallimore.com

6905 Roanoke Rd

\$475,000

Shawsville, VA 24162



9000 Square Feet
Lot Size: 2.60 Acre
Listing #: 45091-44761
County: Montgomery

[Large Business for Sale near Roanoke, VA in Shawsville, VA](#)

This property has an infinite amount of potential and can be used for any business you seek to begin. Main building has 2964 square feet of retail space & offices. Upper level of building has 3 apartments ready to move into. Lower level of building includes potential warehouse, workshop & storage. Multiple buildings on property that can be used for storage or workshops.

[Great Road Frontage and Easy Access](#)

Property has great road frontage, high visibility & easy access.

[Landscaping, Lumer Yard, or Automotive Repair!](#)

Sitting on 2.6 acres, this property has many potential uses such as landscaping company, lumber yard, or automotive repair.

Property is in a flood plain, but lumber yard and buildings have never flooded.

Directions - From Chirstiansburg, VA - Take Roanoke towards Shawsville for about 9 miles. Property on the right marked by sign.

For more information contact Ed Gallimore with United Country Blue Ridge Land & Auction in Christiansburg VA at 540-230-9090 or email edgallimore.re@gmail.com

Key Features

- Commercial Building in VA
- Real Estate in Shawsville VA
- Business for Sale in VA
- Business Near Roanoke VA
- Lumber Yard for Sale in VA
- Investment Property for Sale
- Warehouse for Sale in VA
- Call Ed 540-230-9090



**Blue Ridge Land
& Auction Co., Inc**



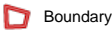
Ed Gallimore

edgallimore.re@gmail.com

Office:(540) 382-0271

Cell:(540) 230-9090

Potential Business for Sale near Roanoke VA!
Montgomery County, Virginia, 2.6 AC +/-



Boundary

Matt Gallimore
P: 540-239-2585

<http://www.blueridgelandandauction.com>

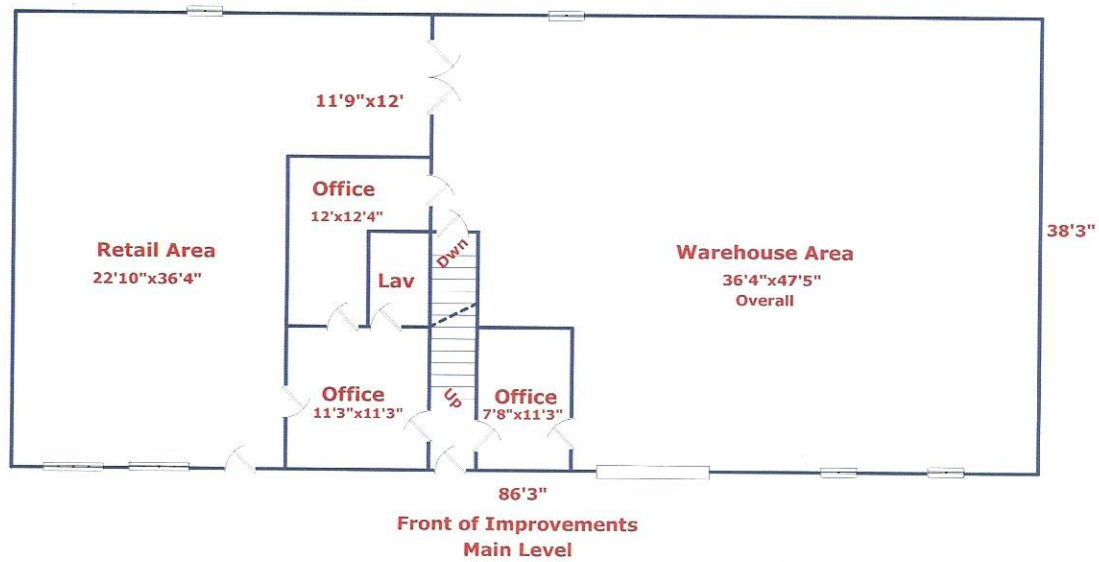
102 South Locust Street; Floyd VA 24091



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Building Sketch (Page - 1)

Borrower	Donald L. Rakes Sr., Executor			
Property Address	6905 Roanoke Rd			
City	Shawsville	County	Montgomery	State VA Zip Code 24162
Lender/Client	Donald L. Rakes Sr., Executor			



Sketch by Apex Sketch v5 Standard™

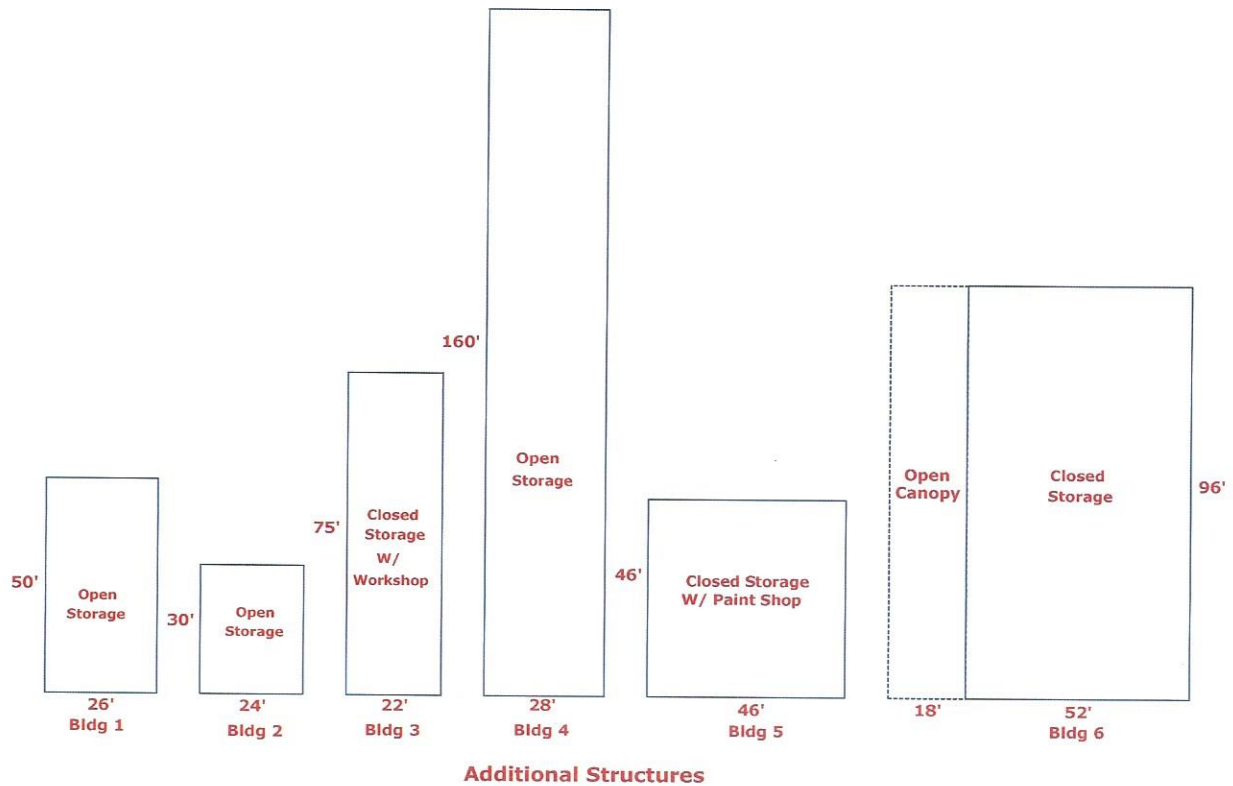
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	3299.06	3299.06
OTH	Warehouse Area	1784.31	
	Retail Area	1023.75	
	Office/Lav/Staircase	491.00	

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor	86.3	x 38.3	3299.06

Building Sketch (Page - 4)

Borrower	Donald L. Rakes Sr., Executor				
Property Address	6905 Roanoke Rd				
City	Shawsville	County	Montgomery	State	VA Zip Code 24162
Lender/Client	Donald L. Rakes Sr., Executor				



Sketch by Apex Sketch v5 Standard™

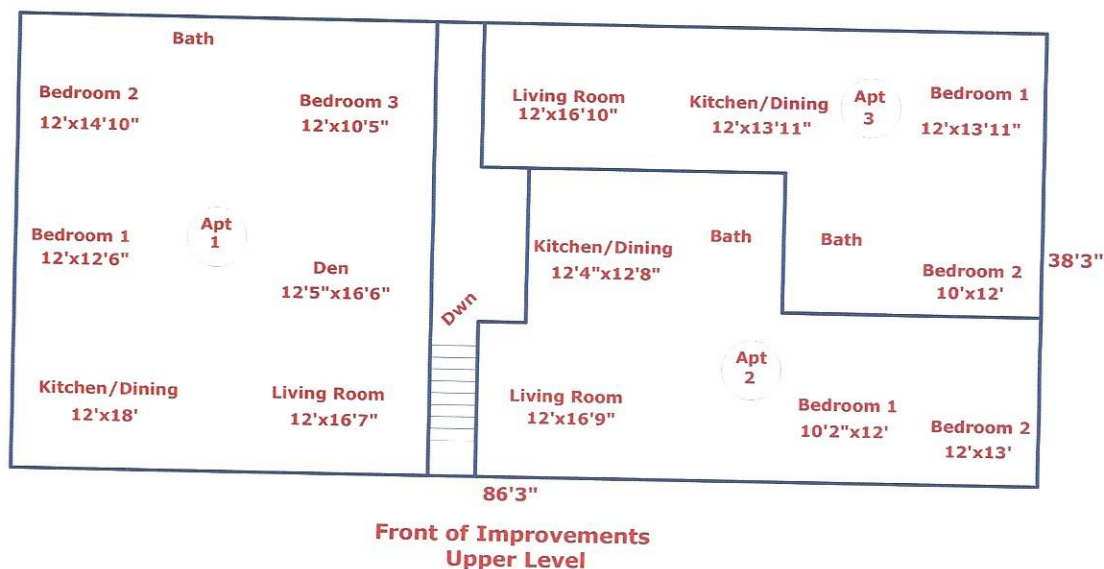
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
OTH	Bldg 1	1300.00	
	Bldg 2	720.00	
	Bldg 3	1650.00	
	Bldg 4	4480.00	
	Bldg 5	2116.00	
	Canopy Bldg 6	1728.00	
	Bldg 6	4992.00	16986.00

AREA BREAKDOWN	
Breakdown	Subtotals

Building Sketch (Page - 2)

Borrower	Donald L. Rakes Sr., Executor				
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City	Shawsville	County	Montgomery	State	VA
Lender/Client	Donald L. Rakes Sr., Executor			Zip Code	24162



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA2	Second Floor	3299.06	3299.06
OTH	GLA Apt 1	1338.75	
	GLA Apt 2	922.01	
	GLA Apt 3	833.30	

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
Second Floor	86.3 x 38.3 = 3299.06