

RETAIL, SERVICE, OR DISTRIBUTION FACILITY FOR SALE / LEASE

700 E. Constance Road
Suffolk, VA 23434



Property Highlights

- SALE PRICE: \$450,000
- LEASE RATE: \$3,500/month Modified Net
- Approximately 4,000 SF Retail/Distribution Building
- Situated on Approximately 0.34 Acres
- Excellent Visibility and Frontage along E. Constance Road/US 58 Business
- Two 10'W x 12'H Overhead Doors
- 12' Clear Ceiling Height
- HVAC in Retail/Office Area; Heat in Warehouse
- Excellent Opportunity for an Owner-Occupant or Investor
- Existing Pylon Signage
- Zoned B-2
- Landlord Pays Real Estate Taxes and Building Insurance; Tenant Pays All Other Expenses
- Ideal for Retail, Service, Showroom, Light Distribution or Owner-User

EXCLUSIVELY OFFERED BY:

LINDSEY R. ELLIOTT | LRE@riddleassociates.com | 757.621.3035
BILL BRACKMAN | bbrackman@riddleassociates.com | 757.377.0971

CALL TODAY TO SCHEDULE YOUR PRIVATE TOUR!

RIDDLE ASSOCIATES, INC.

Commercial Real Estate

"Real Estate Services Tailored to Your Needs"

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

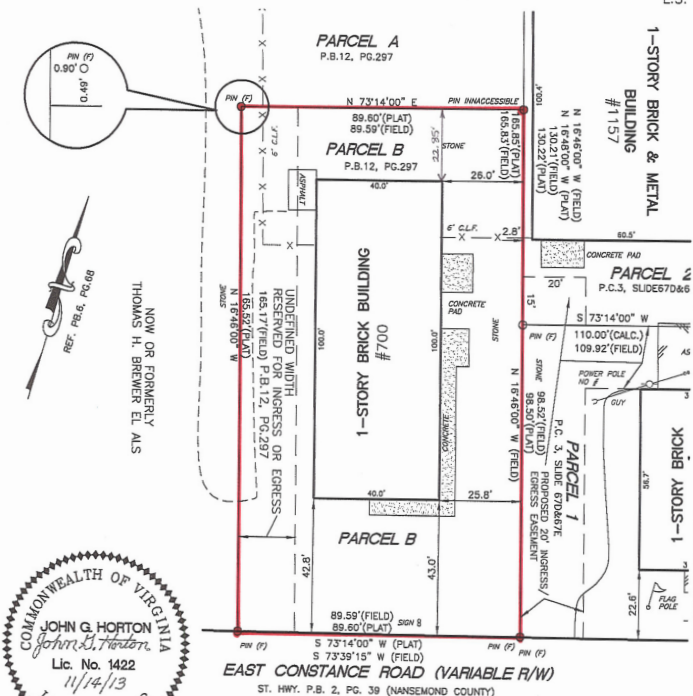
530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com

THIS IS TO CERTIFY THAT I, ON NOV. 14, 2013 SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES OF RECORD AS SHOWN IN: MAP BOOK 12 PAGE 297 AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.

THE BUILDINGS STAND STRICTLY WITHIN THE SAID PROPERTY LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN.

SIGNED *John G. Horton*

L.S.



THIS PROPERTY APPEARS TO LIE IN ZONE 'X' AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NO. 5101560230D DATED: 11-16-11

THIS SURVEY IS BASED ON INFORMATION TAKEN FROM RECORDED MAP, NO DEED OR TITLE REPORT FURNISHED, AND THEREFORE MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES.

This is to certify that this survey refers

to the same as set forth by PLAT
dated 4-24-1999 and recorded in
the clerk's office of the CIRCUIT
Court of SUFFOLK, Virginia in
MAP Book 12 Page 297
PLAT 3 SLIDE 67D & 67E



HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
CHESAPEAKE, VIRGINIA
(757) 487-4535

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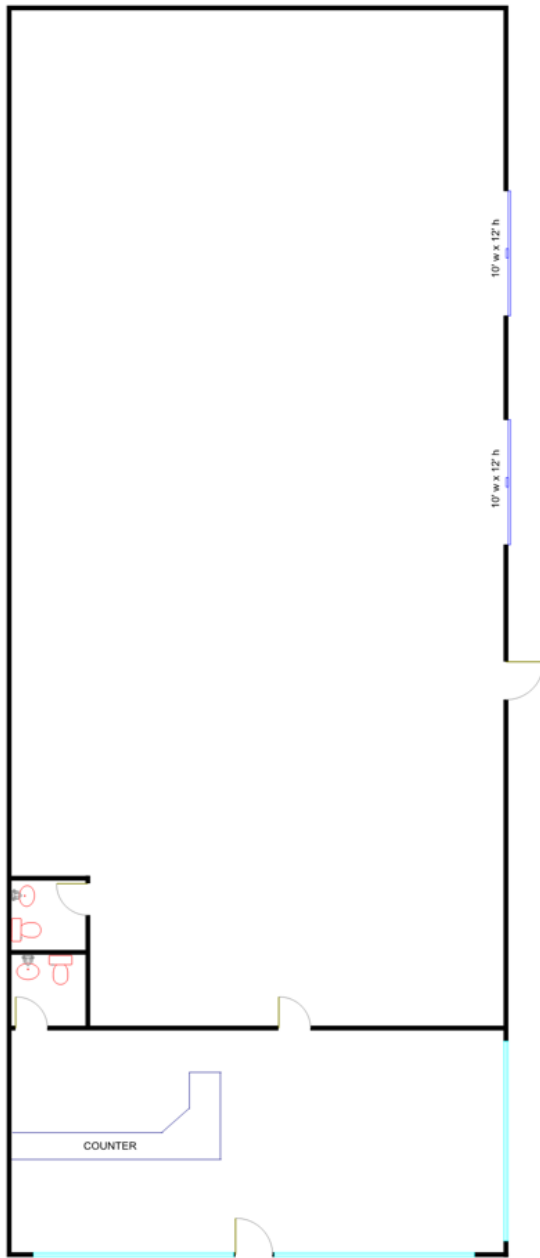
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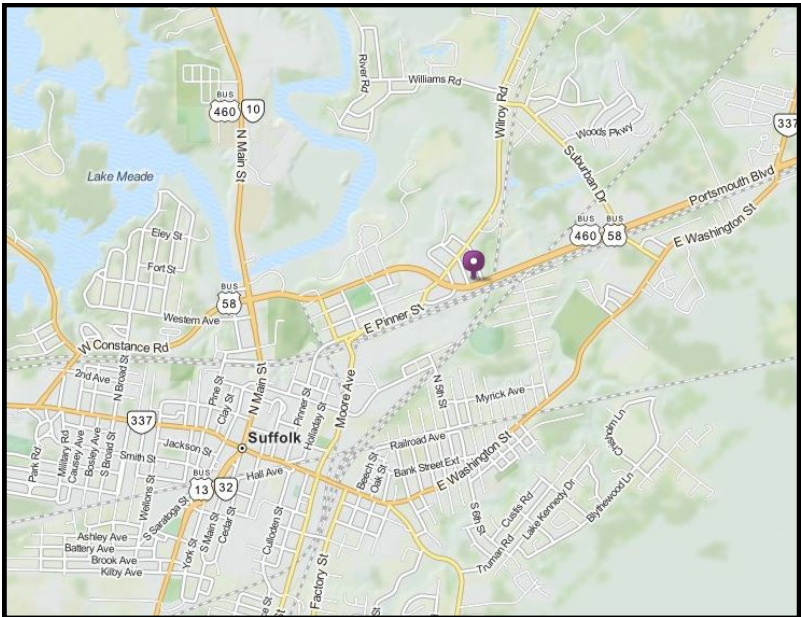
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