

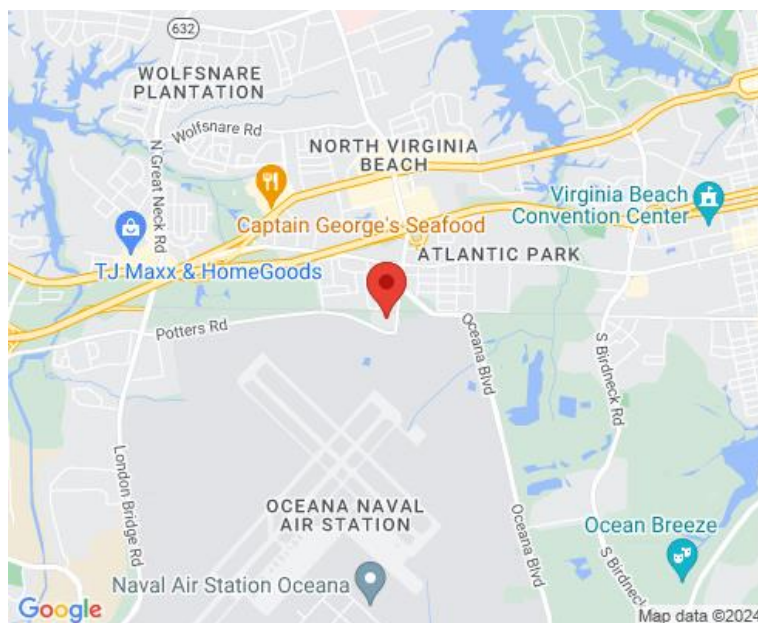


PROPERTY OVERVIEW

AREA MAP

3,000 SF OFFICE FLEX END UNIT CONDO FOR LEASE OR SALE

- Two-story office condo, conveniently located in Hilltop area of Virginia Beach; easy access to I-264
- Built in 1984; zoned light industrial (I-1); APZ1
- Two restrooms; one is handicap accessible
- Perfect for karate studio, dance/fitness studio or other indoor recreational use
- Great for auto parts store, wholesale trade, warehousing, storage and/or distribution use
- Amenable to printing/publishing or manufacturing of food & kindred products, clothes, wood, metal, paper and allied products and miscellaneous manufacturing
- **RENT:** \$2,500/month (includes water and trash)
- **SALE PRICE:** \$350,000, or if combined with Unit 115, \$600,000 for both units



FOR MORE INFORMATION, PLEASE CONTACT:

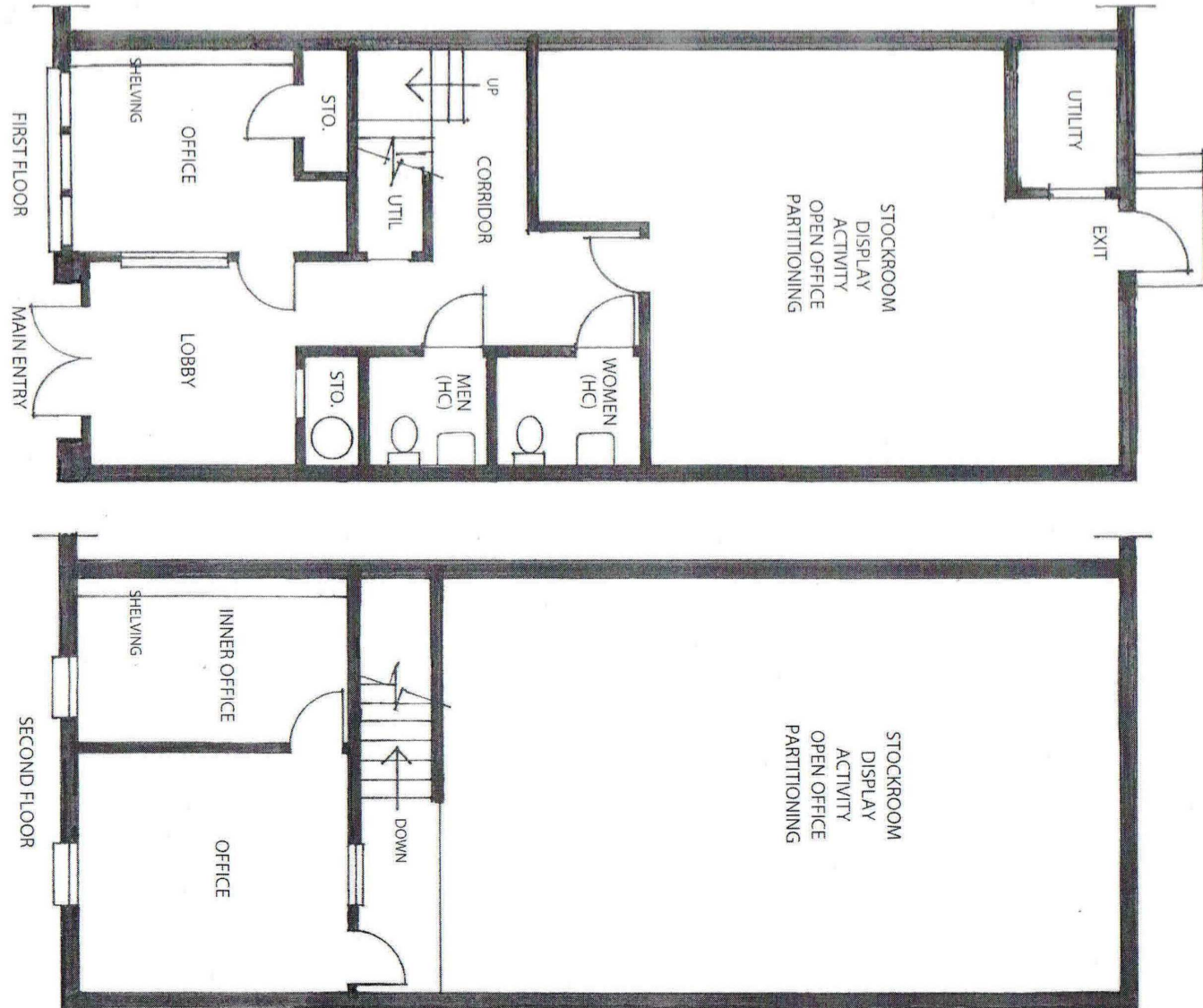
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TRADE CENTER SUITE 116
105 SOUTH FIRST COLONIAL ROAD
VIRGINIA BEACH, VIRGINIA 23454
 (CORNER OF SOUTH FIRST COLONIAL ROAD AND POTTERS ROAD)

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Trade Center

± 3,000 SF AVAILABLE



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