



227 E Mercury Blvd

227 E Mercury Blvd, Hampton, VA 23669



Stephen Simmons

Bell-Key Properties Inc.

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\$2,400,000

This 21,631 SF turnkey facility sits on 1.93 acres, including an adjoining parcel used for parking. Located on one of Hampton's busiest commercial corridors, the property offers excellent visibility, high traffic counts, and easy access—making it ideal for both investors and owner-operators. Currently leased as a newly renovated event space under a 2-year NNN lease starting April 2025, the property generates \$216,000...

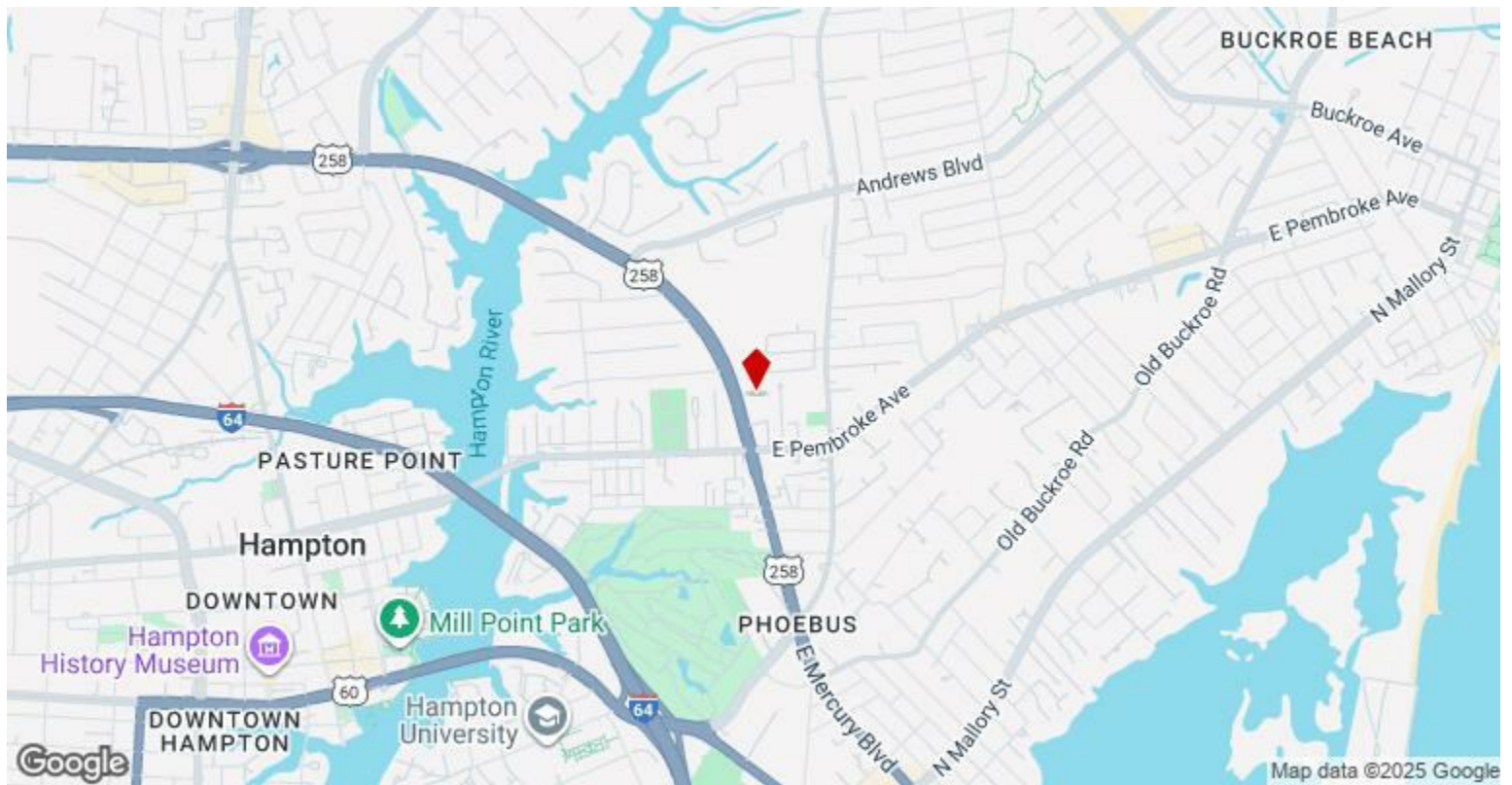
- Investors seeking strong returns and stable cash flow, owner-operators looking for a move-in-ready facility in a high-visibility location
- Located on high-traffic Mercury Boulevard, the site features two new AC units and ample parking.
- The seller offers a lease buyout at closing, allowing immediate occupancy or continued rental income.
- The lease generates \$216,000 annually, with \$180,000 actual net income after discount.
- It is leased as a newly renovated event space with a two-year NNN lease starting April 2025.
- The property spans 21,631 square feet on 1.93 acres, including an adjoining parking parcel.



Price:	\$2,400,000
Property Type:	Retail
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.25%
Lot Size:	1.93 AC
Gross Building Area:	21,631 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1973
Tenancy:	Single
Parking Ratio:	5.08/1,000 SF
Zoning Description:	15 C-3 GEN
APN / Parcel ID:	12003539
Walk Score ®:	48 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bell-Key Properties Inc.	-	
Mercury Entertainment Center	-	



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