2406 COLLEY AVE

NORFOLK, VA 23517

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VIDEO

PROPERTY DESCRIPTION

This 4,507-square-foot mixed use building has been completely renovated and offers all of the best amenities. It features a state-of-the-art kitchen, living area, home gym, workspace, and outdoor lounging area, in addition to 1,000 SF of retail space fronting Colley Ave. This property and its prime location make it an attractive option for investors, residential buyers who can benefit from the commercial leasing income, or business owners who can work and live side-by-side!

PROPERTY HIGHLIGHTS

- This property is located in the Railroad District of Norfolk, Virginia, known for its mix of historic homes, shops, and dining options

- Property taxes are abated until 2034

- The Chrysler Museum of Art, Norfolk Scope Arena, and Harbor Park are a few of the many nearby venues offering recreational and cultural activities

- The area provides convenient access to major roadways and public transit.

OFFERING SUMMARY

Sale Price:	$895,000
Lot Size:	0.13 Acres
Building Size:	4,507 SF

Total Households	44,347	99,656
Total Population	103,669	243,766
Average HH Income	$92,243	$82,416

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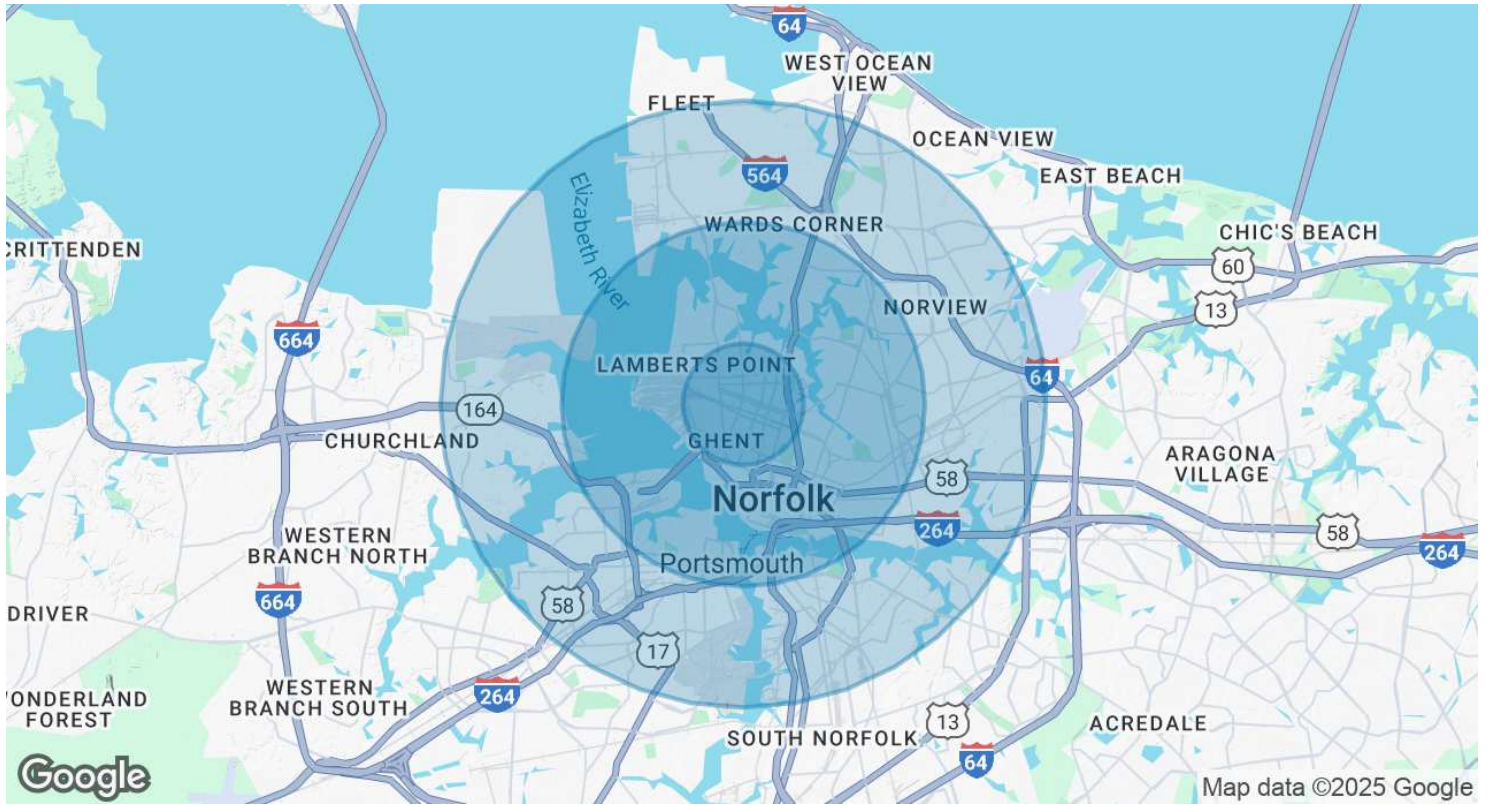Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,236	103,669	243,766
Average Age	35	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,781	44,347	99,656
# of Persons per HH	2.3	2.3	2.4
Average HH Income	$88,788	$92,243	$82,416
Average House Value	$411,937	$387,593	$316,901

Demographics data derived from AlphaMap

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