

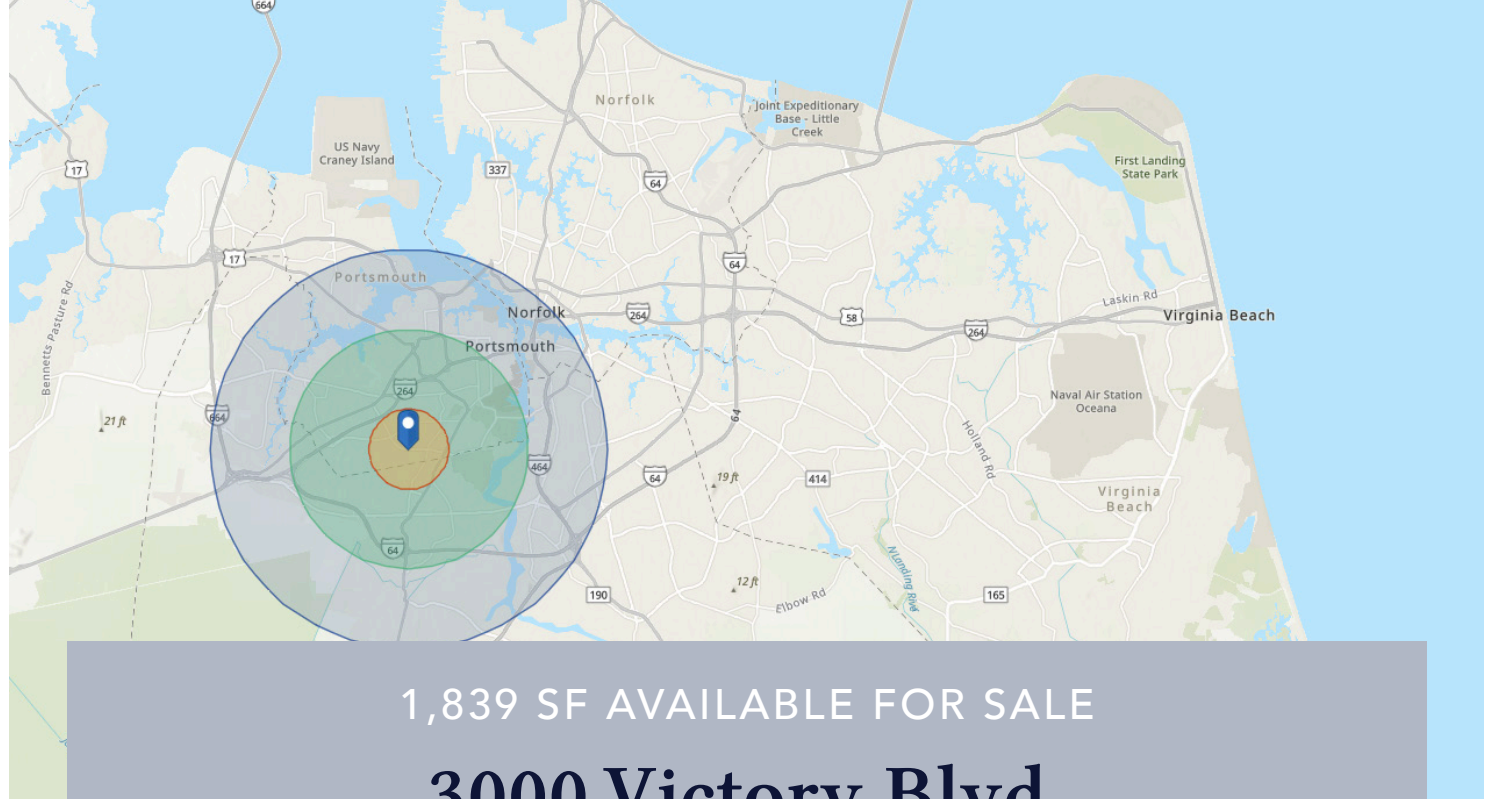


# HUNTER PAUL COMMERCIAL REAL ESTATE

**David Hunter, CCIM**  
President & Principal Broker

david@hunterpaulco.com  
757-720-4800  
www.hunterpaulco.com

3705 Shore Dr Unit 207  
Virginia Beach, VA 23455



1,839 SF AVAILABLE FOR SALE

**3000 Victory Blvd,  
Portsmouth VA 23702**





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## Overview

**Sale Price:** \$150,000

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**Square Footage:** ±1,839 SF

**Lot Size:** 0.166 acres

**Year Built:** 1948

**Zoning:** IL

**Status:** Vacant

**Type:** Office / Retail

Prominent frontage on Victory Boulevard (VA Route 239) with strong visibility and traffic counts.

Ideal for a small business, investor, or owner-user seeking affordable ownership.

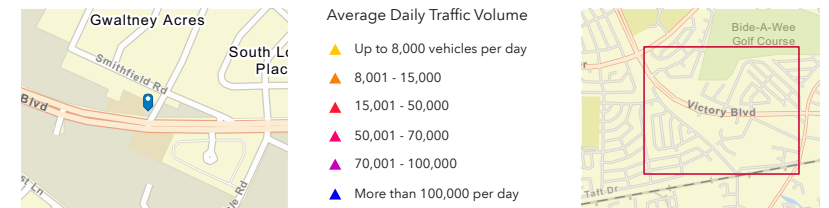
Close proximity to major employers and Norfolk Naval Shipyard.

Surrounded by regional commercial corridors with improving demographics.

Flexible layout and lot size suitable for multiple uses.

Deferred maintenance building is being sold as is.

## Traffic Map



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