

Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462
(757) 497-4446 Office • (757) 497-8904 Fax

ONE ELEVEN ART GALLERY BUILDING FOR SALE OR LEASE



Location: 111 Pennsylvania Avenue, Norfolk, VA 23504

Zoning: Corridor Commercial

Building Size: +/- 2,121 square feet

Land Size: 0.1138 Acres

Built: 1970's and remodeled in 2007

Parking: 6 on-site parking with room to expand parking lot plus on-street parking

Sales Price: \$525,000.00

Lease Rate: \$18.00/sf, net of utilities and maintenance

Comments: Great location just off Granby Street close to the Granby Street Bridge. Ideal for community-oriented businesses such as an attorney, accountants, medical uses, insurance broker, hair salon, check cashing, potential restaurant use, etc.

Agents:

Bryan K. Gilpin, Associate Broker

Sam Segar & Associates, Inc.
315 Edwin Drive, Suite 103
Virginia Beach, Virginia 23462
(757) 497-4446 Office
(757) 407-1749 Cell
(757) 497-8904 Fax
Bryan@SamSegar.com

Amanda Houff

Sam Segar & Associates, Inc.
315 Edwin Drive, Suite 103
Virginia Beach, Virginia 23462
(757) 497-4446 Office
(540) 292-1207 Cell
(757) 497-8904
Amanda@SamSegar.com

This information is obtained from sources believed to be reliable but is not warranted. This offer is subject to prior sale or lease, errors and omissions, or withdrawal without notice. Please consult your business, tax and legal advisors before making final decision.

ONE ELEVEN ART BUILDING

PHOTO GALLERY





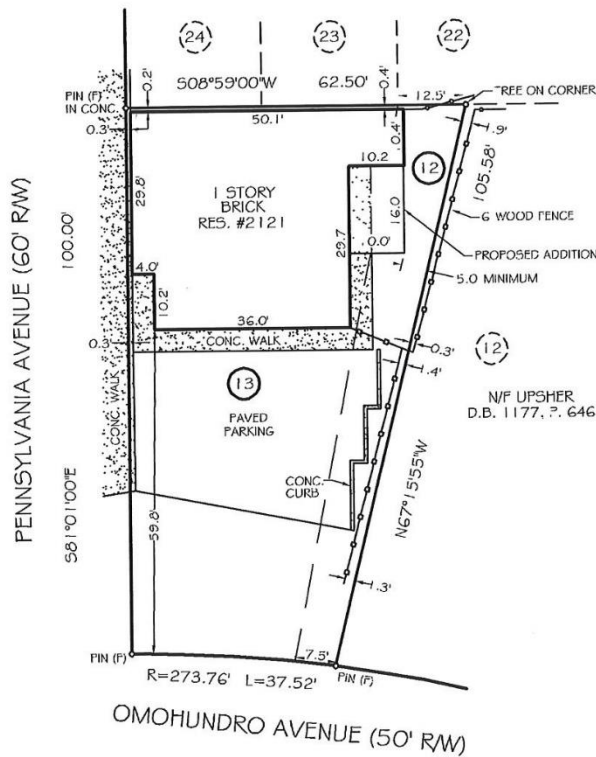
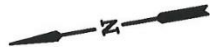
ONE ELEVEN ART BUILDING

Physical Survey

THIS IS TO CERTIFY THAT ON NOVEMBER 7, 2006, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

THE RESIDENCE SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "C"
 FIRM MAP CITY OF NORFOLK COMMUNITY NO. 510104
 MAP REVISION: APRIL 17, 1984 PANEL NO. 0016D

THIS SURVEY PERFORMED WITHOUT
 THE BENEFIT OF A TITLE REPORT.



PHYSICAL SURVEY

OF
 111 PENNSYLVANIA AVENUE, NORFOLK, VIRGINIA
 LOT 13 & A NORTHERN PORTION OF LOT 12, BLOCK 8
WEST RIVERVIEW
 M.B. 4, P. 137
 FOR: SUZANNE E. WATSON
 STEPHEN I. BOONE & ASSOCIATES, P.C.
 LAND SURVEYORS
 PORTSMOUTH, VIRGINIA

SCALE: 1" = 20'

DATE: NOVEMBER 8, 2006

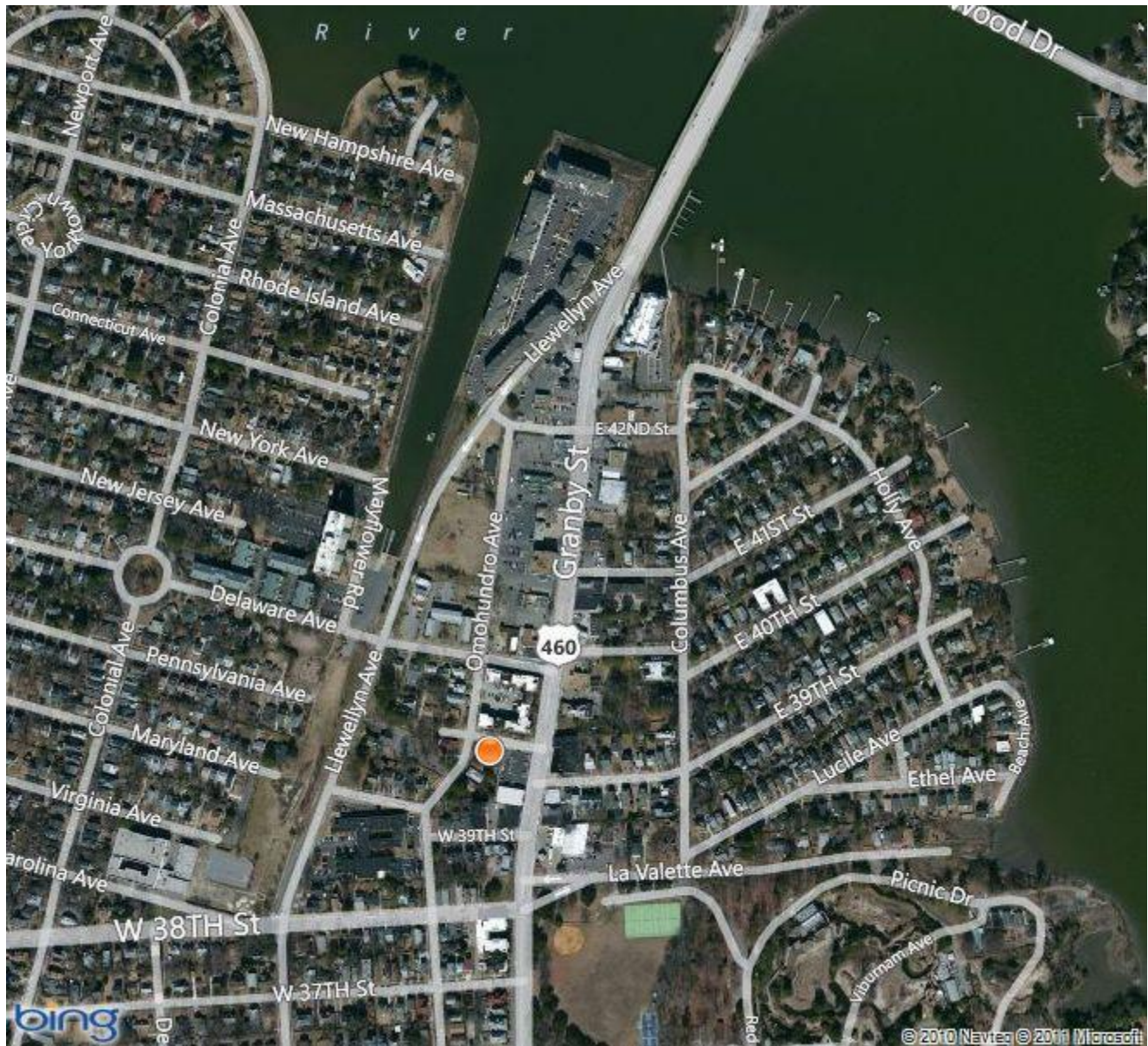
DRAFT: J.A.T./J.F.S.

F.B. 524, P. 61

JOB #: 06-2121B

ONE ELEVEN ART BUILDING

AERIAL



ONE ELEVEN ART BUILDING

FLOOR PLAN

PENNSYLVANIA AVE.

