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INCOME PRODUCING INVESTMENT PROPERTY

GREENBRIER STATION COMMERCIAL CONDOMINIUM FOR SALE

Condominium Unit No 1
1011 Eden Way North
CHESAPEAKE, VIRGINIA 23320



Location: Outstanding Greenbrier location just off the intersection of Greenbrier Parkway on Eden Way North directly across the street from Greenbrier Mall and approximately $\frac{3}{4}$ miles from the I-64/Greenbrier Parkway Interchange.

Description: Greenbrier Station is attractively designed with brick, arched glass windows and metal mansard roof.

Building Size: +/- 21,668 sq. ft.

Parking: 109 free onsite parking spaces plus street parking

Offering: **Condominium Unit No. 1:** (Units M-N) consisting of +/- 3,580 square feet and is leased by the very successful Garage Brewery who first moved into Greenbrier Station in 2019.

The Lease was last extended in December of 2022 providing a new expiration date of May 31, 2029. Additionally, there is an option to extend further for four years until May 31, 2033. Rents are Net, Net, Net.

Zoning: B-2 Commercial

Sales Price: Condominium No. 1: \$995,000

CAP Rate: 7.4

Existing Tenants: Existing Tenants include Greenbrier Pawn, US Coast Guard Recruiting Office, Domino's Pizza and "The Garage" Micro Brewery. New Tenant's under Lease includes D1 Sports Training and TPMG.

Comments: Building and monument signage, numerous shopping and restaurant venues in vicinity. Ceiling heights ranging from 18' to over 30'.

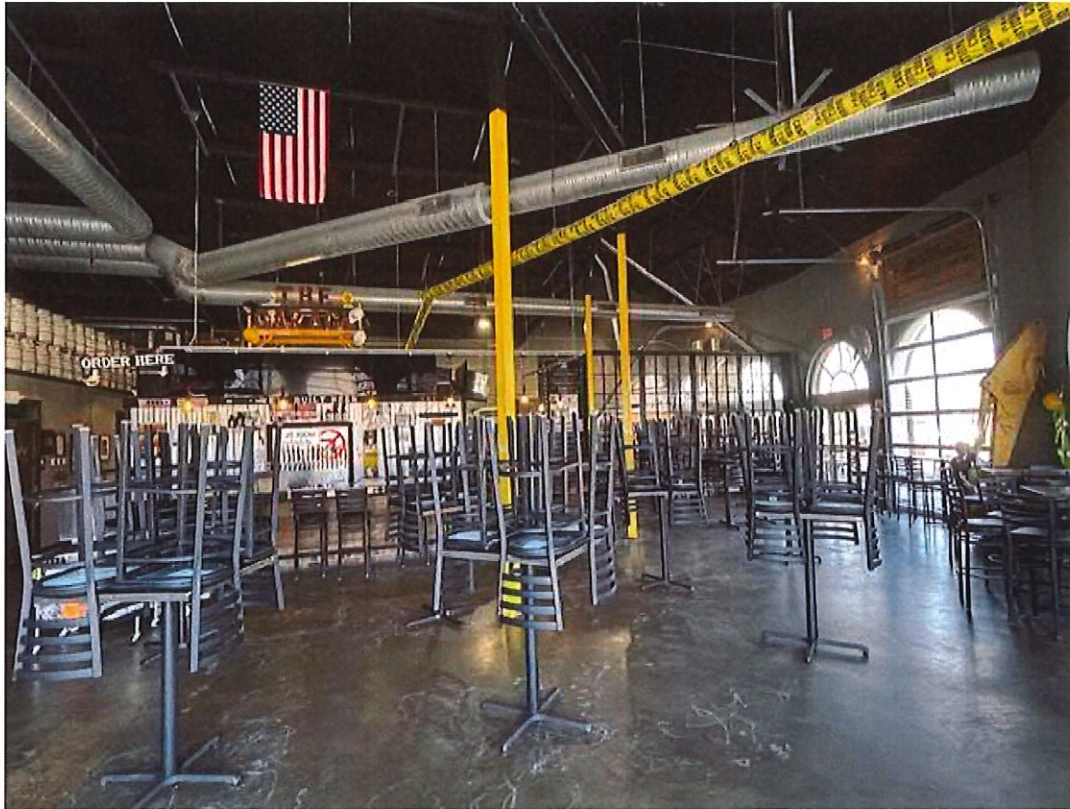
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PHOTO GALLERY

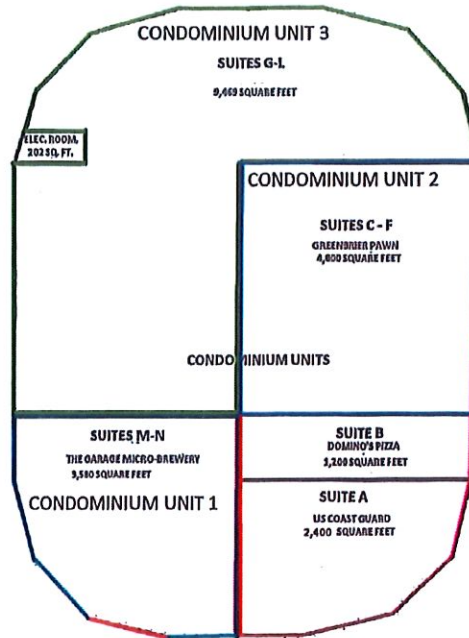






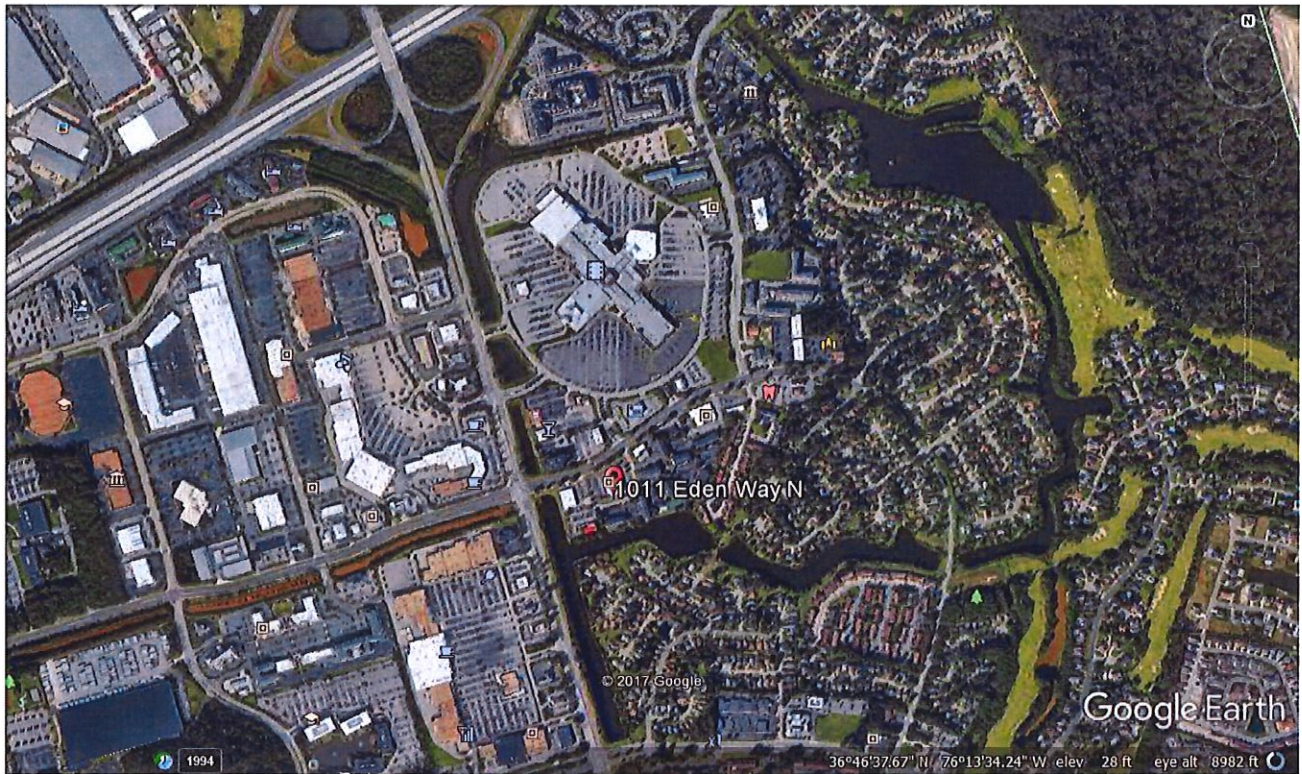


GREENBRIER STATION
CONDOMINIUM UNITS



CONDOMINIUM UNIT 1 - Suites M-N
CONDOMINIUM UNIT 2 - Suites A-F
CONDOMINIUM UNIT 3 - Suites G-I

Aerial



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