

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



Location: 111 Pennsylvania Avenue, Norfolk, VA 23504

Zoning: Corridor Commercial

Building Size: +/- 2,121 square feet

Land Size: 0.1138 Acres

Built: 2008

Roof: New membrane roof installed in 2010

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

Sales Price: \$495,000.00

Comments: Great location just off Granby Street close to the Granby Street Bridge. Ideal for community-oriented businesses such as an attorney, medical uses, insurance broker, nail and hair salon, take-out food services, check cashing, etc.

Agent: **Bryan K. Gilpin, Associate Broker**
Sam Segar & Associates, Inc.
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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



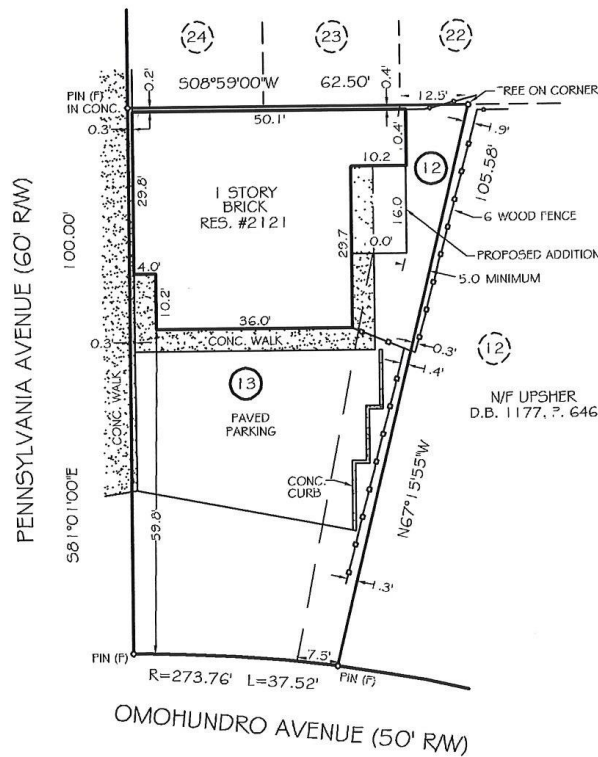
ONE ELEVEN ART BUILDING

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

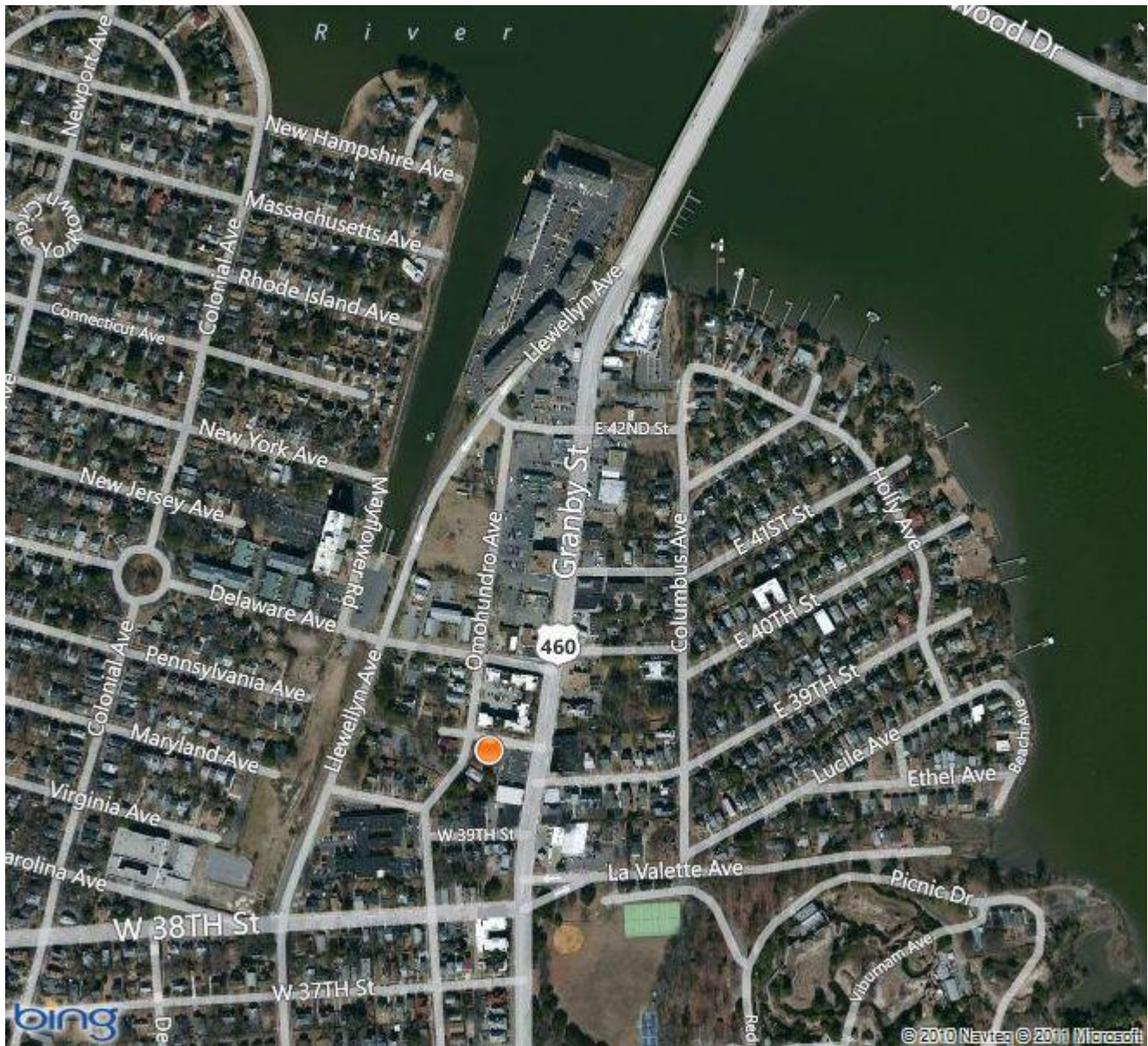
DRAFT: J.A.T./J.F.S.

F.B. 524, P. 61

JOB #: 06-2121B

ONE ELEVEN ART BUILDING

AERIAL



ONE ELEVEN ART BUILDING

FLOOR PLAN

PENNSYLVANIA AVE.

