



S.L. NUSBAUM
REALTY CO. | SINCE 1906

REDEVELOPMENT OPPORTUNITY W/±2.4 AC STABILIZED YARD



FOR SALE

2241 BARRAUD AVE
NORFOLK, VIRGINIA 23504

CHRIS ZARPAS
SR. VICE PRESIDENT/PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM

MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

OFFERING OVERVIEW

2241 BARRAUD AVE
NORFOLK, VIRGINIA 23504



PROPERTY OVERVIEW



Three-story warehouse needs to be demolished.

3.1%

Vacancy in the West Norfolk Industrial Submarket.



Build new flex and lease excess yard at \$4,000/month/acre.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Demolition Cost:	\$350,000
Lot Size:	2.4385 AC
Zoning:	I-L

CHRIS ZARPAS
SR. VICE PRESIDENT/PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM

MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

LOCATION MAP

2241 BARRAUD AVE
NORFOLK, VIRGINIA 23504



CHRIS ZARPAS
SR. VICE PRESIDENT/PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM

MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

LOCATION MAP

2241 BARRAUD AVE
NORFOLK, VIRGINIA 23504



CHRIS ZARPAS
SR. VICE PRESIDENT/PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM

MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

REGIONAL MAP

2241 BARRAUD AVE
NORFOLK, VIRGINIA 23504



CHRIS ZARPAS
SR. VICE PRESIDENT/PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM

MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

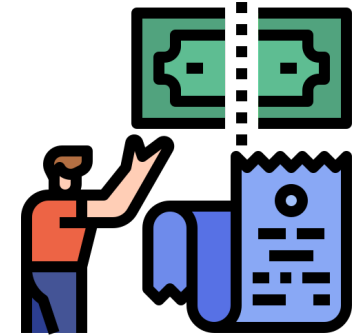
INCENTIVE PROGRAMS

2241 BARRAUD AVE
NORFOLK, VIRGINIA 23504

The subject property benefits from eligibility for significant Federal and State incentive programs that offer significant savings to the owner. Consult your tax advisor to determine how the incentives may specifically benefit you.

ENTERPRISE ZONE INCENTIVES

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.



Enterprise Zone Real Property Investment Grant. Qualified zone investors (entities and individuals) making a qualified investment in industrial, commercial, or mixed-use real property located within an Enterprise Zone are eligible for a cash grant. The grant is equal to 20% of the investment up to a maximum of \$125,000 for companies investing less than \$5 million in qualified real property investments.

Enterprise Zone Job Creation Grants. Qualified businesses in an Enterprise Zone are eligible for cash grants for permanent net new jobs created over a four-job threshold. New jobs that pay at least \$10.24 per hour are eligible for a maximum grant of \$500 per position per year for up to five years.

City Of Norfolk Local Enterprise Zone Incentives. The City offers significant tax abatements for improvements made to the subject property,

Click [HERE](#) for more information.

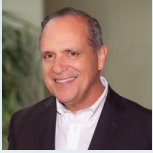
CHRIS ZARPAS
SR. VICE PRESIDENT/PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM

MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM

CONTACT US



S.L. NUSBAUM
REALTY CO.



CHRIS ZARPAS
SENIOR VICE PRESIDENT | PARTNER
O. 757.640.5437
C. 757.237.7500
CZARPAS@SLNUSBAUM.COM



MARTIN MURDEN
COMMERCIAL BROKERAGE
O. 757.640.2265
C. 757.333.1523
MMURDEN@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM



DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.