

\$2,000,000



Bar, Restaurant, Storefront, Offices, Mixed Use

1st Class Real Estate Flagship is pleased to present this open floor plan, 2-story commercial building located steps from the Boardwalk and Oceanfront.

This property is located in a high traffic area within viewing distance of the new \$335 million Atlantic Park project, steps from the 17th Street Park & stage, in the hub of the Virginia Beach Tourist area & Vibe District, and only minutes from the Convention Center & Interstate access.

The 6,000 square foot building has 2 floors and was previously used as a bar & restaurant and was recently approved for a roof top deck by the City.

Don't miss out on a great opportunity. It won't last long!

INVESTMENT HIGHLIGHTS

- Open floor plan
- High traffic volume on both 17th Street & Pacific Ave.
- Located steps from Boardwalk, Concert Venue's, future Atlantic Park, and from the Ocean.

Details

Asking price: \$2,000,000 -- Property Type: Office/Retail

Subtype: Bar/Restaurant/Other

Sq Ft: 6,000

Price/Sq Ft: \$183.34

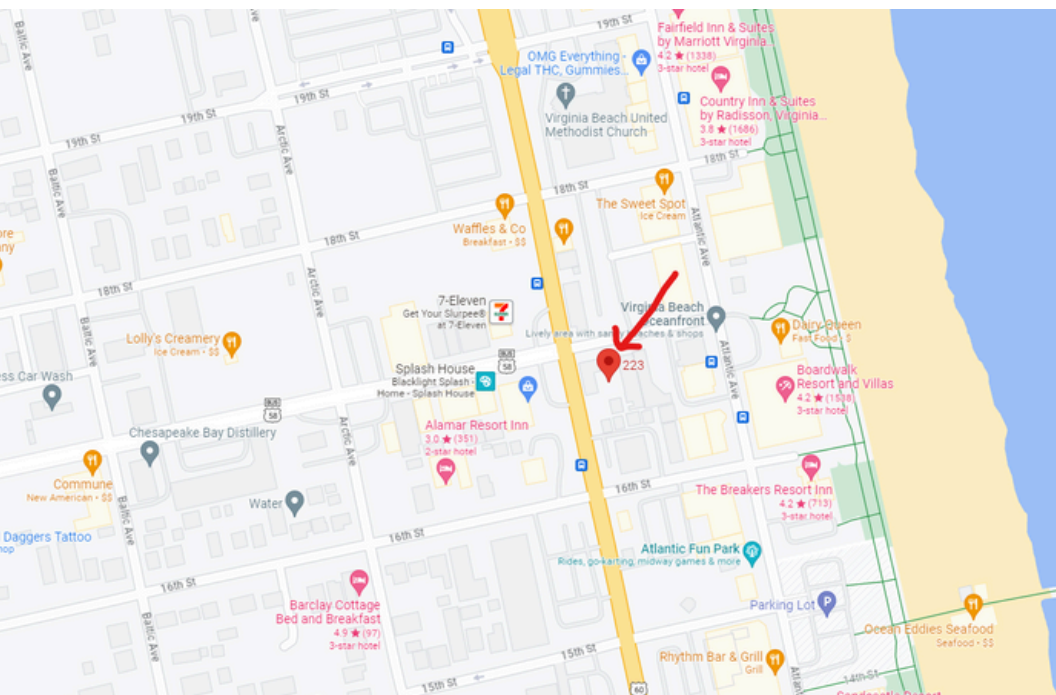
Year built: 1936

Buildings: 1

Lot size (acres): 0.08

Broker Co-Op: Yes

APN: 24271760700000



Virginia Beach (zip 23451), Virginia

Population

43,447

(+4.6% since 2020)

Median Income

\$61,368

Unemployment Rate

4.8%

Median Home Price

\$561,500

Comfort Index

6.9 / 6.7

summer / winter

Median Age

37.8

Highlights

ECONOMY: The unemployment rate in Virginia Beach (zip 23451) is 4.8% (U.S. avg. is 6.0%). Recent job growth is Positive. Virginia Beach (zip 23451) jobs have increased by 1.4%.

COST OF LIVING: Compared to the rest of the country, Virginia Beach (zip 23451)'s cost of living is 21.8% higher than the U.S. average.

WEATHER & CLIMATE: May, October and September are the most pleasant months in the 23451 zip code, while July and January are the least comfortable months.

POPULATION: Virginia Beach (zip 23451)'s population is 43,447 people. Since 2020, it has had a population growth of 4.6%.

TRANSPORTATION: Average Commute time is 23.5 minutes. The National Average is 26.4 minutes.

REAL ESTATE: The median home cost in Virginia Beach (zip 23451) is Real Estate: \$561,500. Home appreciation the last 10 years has been 11.3%.