

FOR SALE

RETAIL INVESTMENT PROPERTY

3705, 3709, 3717 Tiffany Lane.
Virginia Beach, VA 23456



- 19,150 SF Three Retail Buildings
- Leased to Four (4) Tenants
- Zoned B-2
- Purchase Price: \$3,450,000
- Excellent location to Verizon Amphitheater, Virginia Beach TCC, Norfolk State University Virginia Beach Campus, Sentara Princess Anne Hospital, Virginia Beach Courthouse

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted.
This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

EXCLUSIVELY OFFERED BY :

CONTACT:
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(757) 523-1900

RIDDLE ASSOCIATES, INC.
Commercial Real Estate
“Real Estate Services Tailored to Your Needs”



3705 Tiffany Lane, Suite 200

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Blue Dog Pet Grooming 3709 Tiffany Lane

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Mike's Break Room 3717 Tiffany Lane, Suite 101

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3705 Tiffany Lane, Suite 101

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SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

S PROPERTY APPEARS TO BE IN ZONES X (UNSHADED) (AREA OF MINIMAL FLOODING). REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 38 OF 109, COMMUNITY-PANEL NUMBER 05131 0038E, MAP REVISED DECEMBER 5, 1986.

LAND SURVEYOR

MERIDIAN SOURCE: (D.B. 2720, P. 385-PLAT)

MERI

PRINCESS ANNE
(M.B. 123, P. 22) (M.B. 138)
5' NON INCP
50' SC
(M.B. 138)

ROAD

ANNE
(80' R/W)
(M.B. 138, P. 9)
5' NON INGRESS/EGRESS EASEMENT
(M.B. 123, P. 22)
(M.B. 131, P. 22)
(M.B. 138, P. 9)
S46709'34" E

PARCEL 1
NOW OR FORMERLY
FENTRESS WOOD ASSOC.,
(M.B. 2001, P. 94)

5' DRAINAGE EASEMENT
(O.B. 2720, P. 385-P1 AT)
W. Foster Transformer

NOW OR NEVER

NOW OR FORMERLY
PARCEL 2-C
(D.B. 2720, P. 385)
GPIN # 1485-33-4961

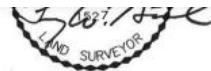
Site Survey

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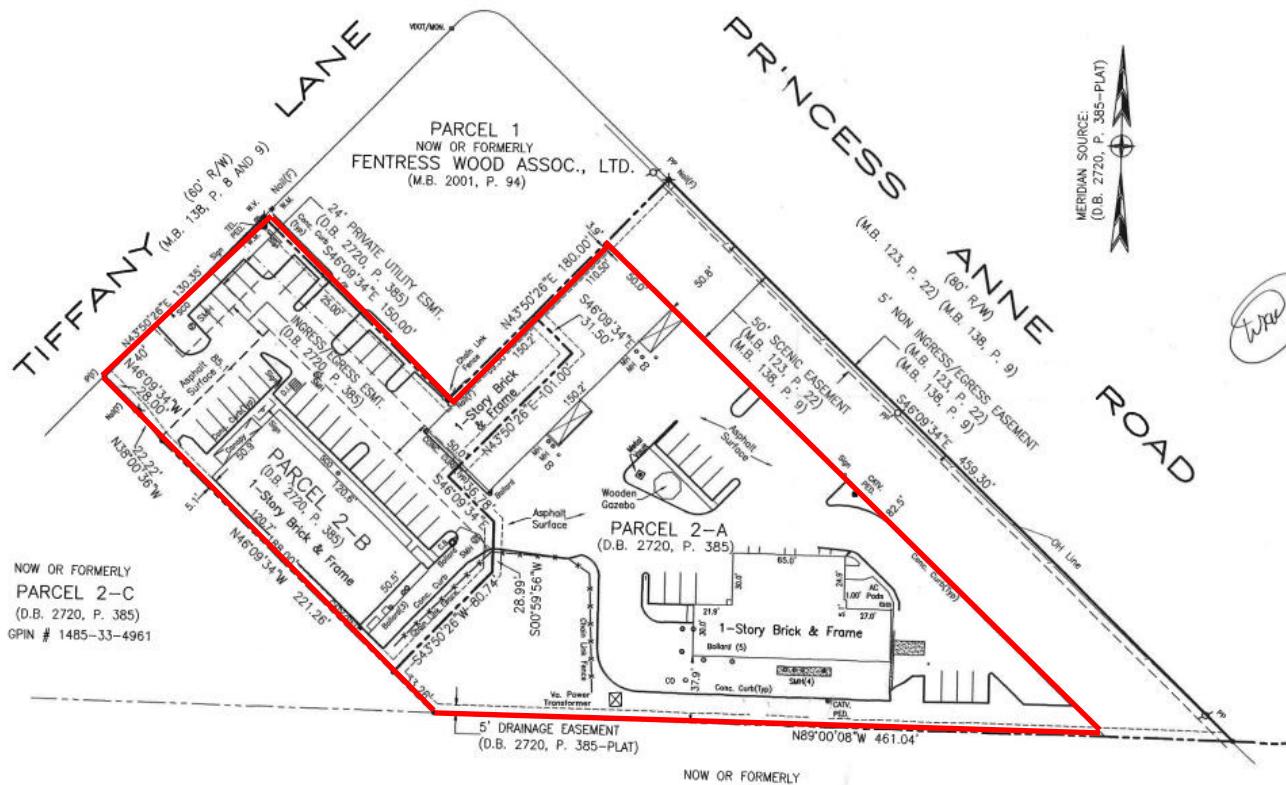


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MERIDIAN SOURCE:
(D.B. 2720, P. 385-PLAT)



Aerial Views

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