

# AVAILABLE FOR SALE

**MULTI-TENANT OFFICE / RETAIL BUILDING WITH FENCED LOT**



3150 MAGIC HOLLOW BLVD  
VIRGINIA BEACH, VIRGINIA 23453

**PRESENTED BY:**  
JL COMMERCIAL  
4620 HAYGOOD RD SUITE 1  
VA BEACH, VA 23455

**PROPERTY MANAGER:**  
EDLY O'NEAL  
CELL: 757.658.3936  
EDLY@JLREALESTATE.COM





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**CONTACT:**

**EDLY O'NEAL**

**JL COMMERCIAL REAL ESTATE**

**757.658.3936**

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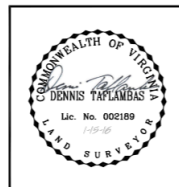
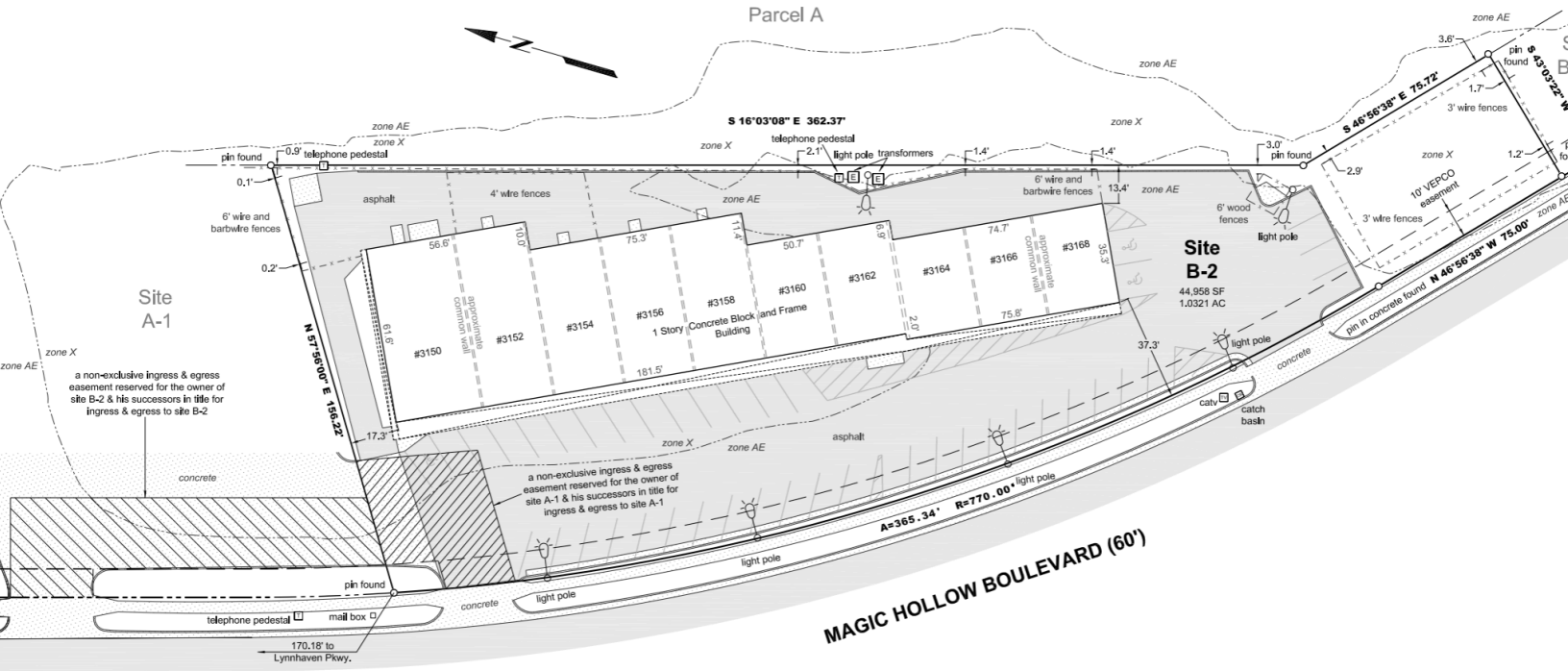
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### NOTES

1. This is to certify that I, on January 15, 2016, surveyed the property shown on this plat. This survey was performed without the benefit of a title report. The only easements appearing on this survey are those which were shown on the recorded subdivision plat unless otherwise noted.
2. This property appears to fall in flood zone(s) X, AE as shown on the NFIP map for the city of Virginia Beach, map/panel 5155310112 G, effective 1-16-2015. Base Flood Elevation = 7 Finished Floor Elevation = 7.9



**DKT Associates**  
LAND SURVEYORS

1100 Granby Street #100  
Norfolk, Virginia 23510  
www.DKTAssociates.com  
(757) 588-6888 fax: 588-6880

Graphic Scale 1" = 25'	
25 0 12.5 25 50 75	
Date	Description
n/a	n/a

<b>PHYSICAL SURVEY</b>		
Site B2		
Resubdivision of Site A, Site B & Site B-1A, Resubdivision of Site B1		
Virginia Beach, Virginia D.B.2545 P.335		
For: <b>Lynnhaven Professional Center, LLC</b>		
Job Number:	11492	Scale:
Field Book:	162	Date:
Drawn By:	MTW	Revised:
Checked By:	DT	Sheet:

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