



FOR SALE

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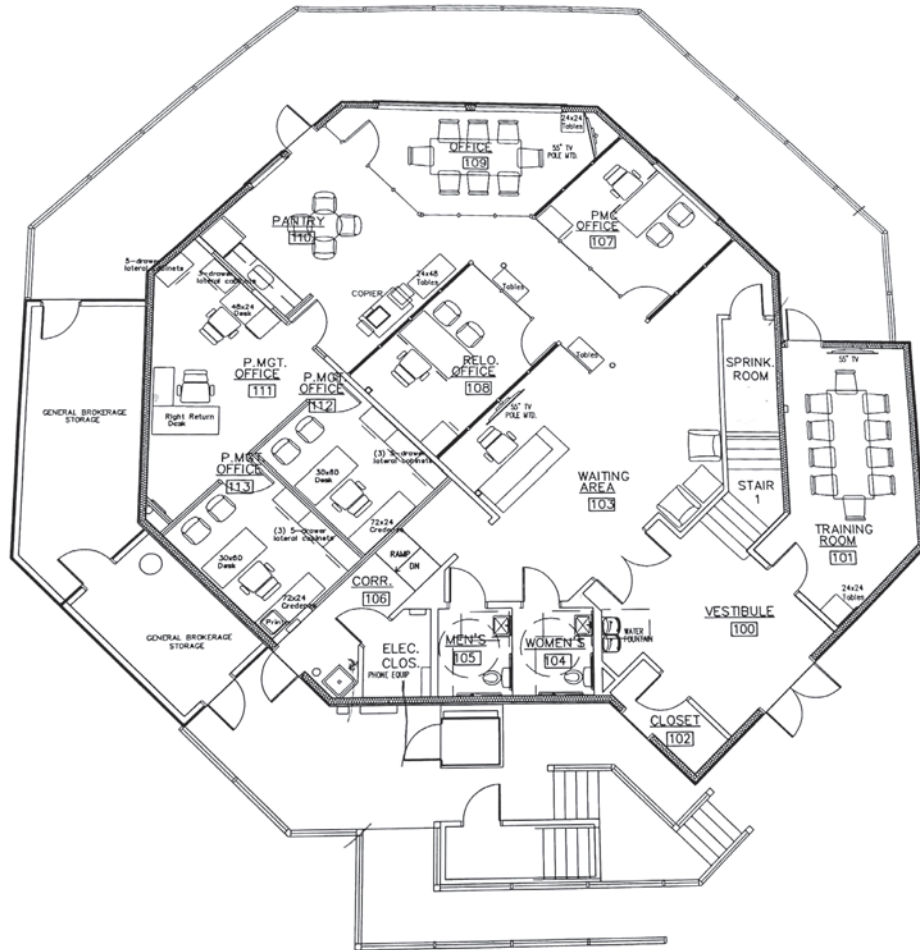
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Features

- \pm 5,551 SF two-story building on a \pm 1.26 acre site
- Built in 2007, Zoned B-2 (Community Business District)
- Formerly an event/restaurant space
- Waterfront site with boat slips available
- Tenant in place until mid 2027
- 52 parking spaces
- Close proximity to Sentara Virginia Beach General Hospital, Hilltop Shopping Center, and the Virginia Beach Oceanfront
- Sale Price: \$3,499,000

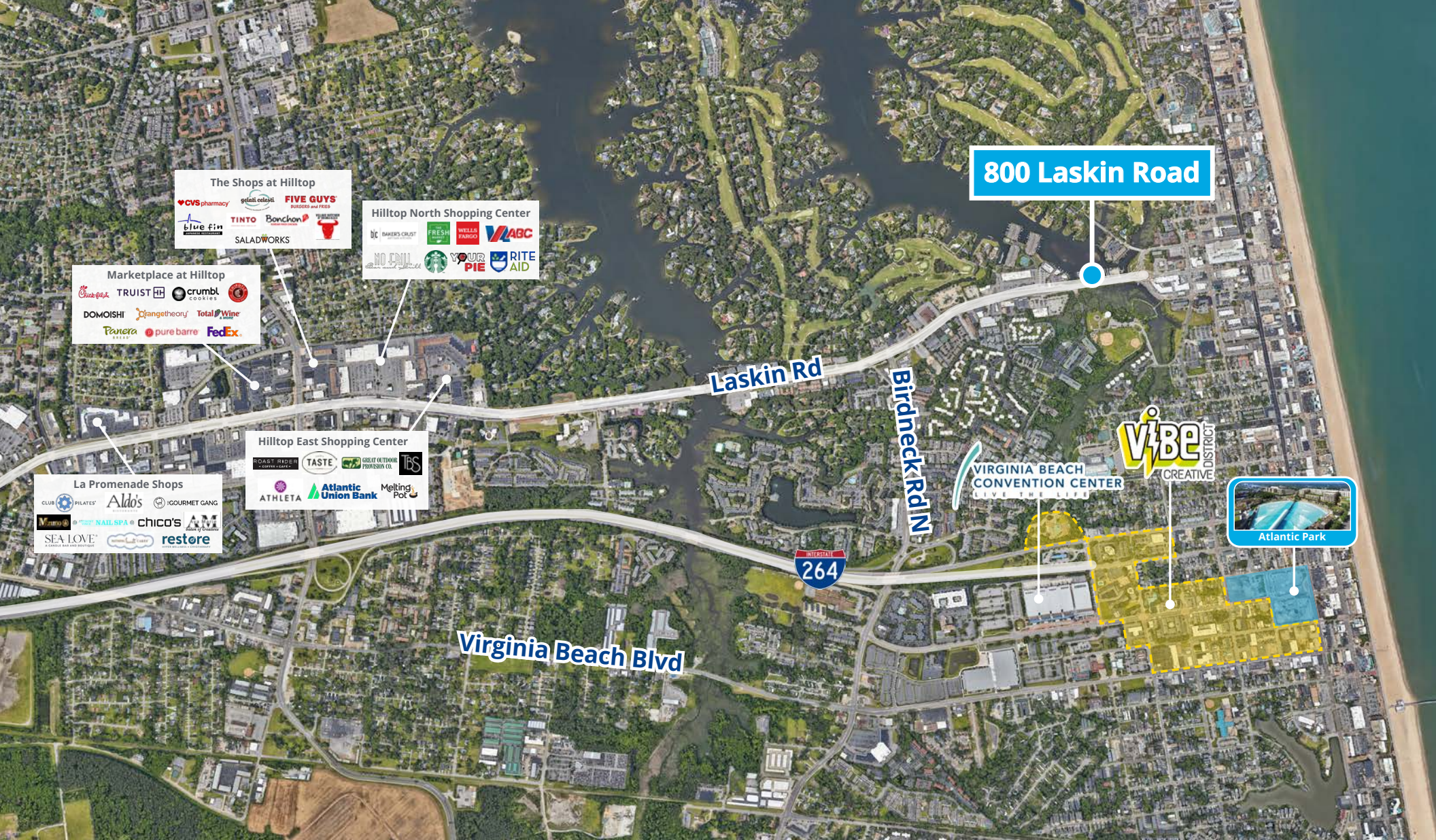


First Floor



The floor plan is an irregular polygonal shape. At the top, there are three offices: 'OPEN OFFICE 210' on the left, 'MGR. OFFICE 211' in the center, and 'OPEN OFFICE 212' on the right. Below these are 'OPEN OFFICE 209' and 'OFFICE 208'. A central 'OPEN AREA 201' contains '(10) touch-down stations' and a '42" high counter'. To the right of the open area is a large staircase labeled 'STAIR 1' and a seating area with '(8) 24x48 Tables'. At the bottom, there are 'OFFICE 202', 'OFFICE 203', 'MEN'S 205', 'WOMEN'S 204', 'PANTRY 206', and 'CORRIDOR 207'. The corridor contains '(8) 36" Letter Boxes' and 'MAILBOXES'. Other features include 'INSULATED PANELS', 'COPIER', '24x48 Tables', 'PHONE EQUIP', and 'DRYWALL PARTITION'.





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