

FOR SALE

1407 STEPHANIE WAY #D & E

1407 Stephanie Way, Suites D & E | Chesapeake, VA 23320



S.L. NUSBAUM
REALTY CO.



SAM RAPOPORT

Vice President | Partner

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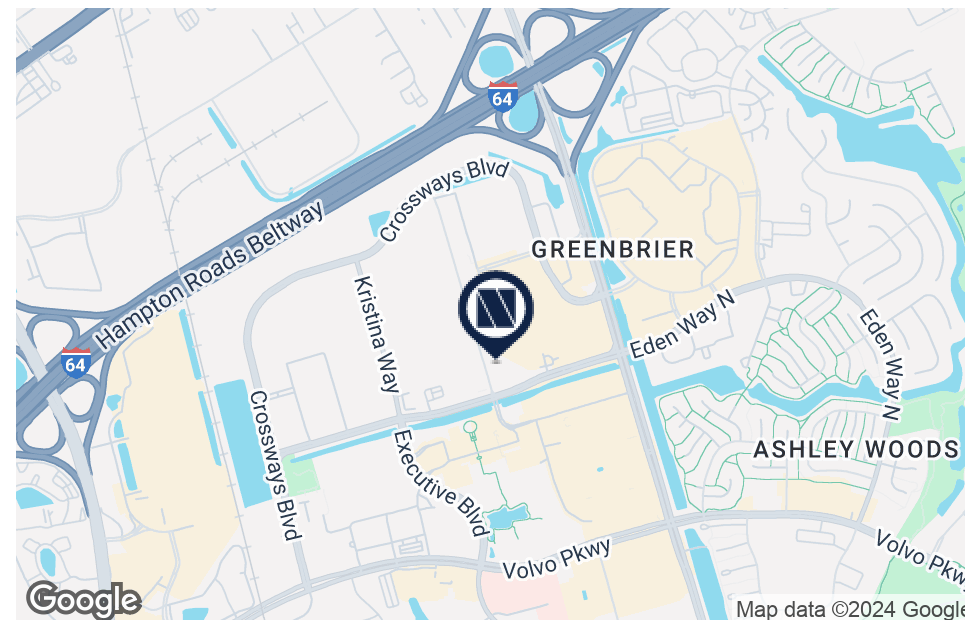
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,086,040
Available SF:	5,716 SF
Submarket:	Greenbrier
Year Built:	2004
Occupancy:	Available January 1, 2025
Ownership Type:	Condominium
Zoning:	B2

PROPERTY OVERVIEW

S.L. Nusbaum Realty Co. is pleased to offer for sale a unique opportunity to acquire a two-story office/warehouse condo unit totaling 5,716 square feet located in the heart of the Greenbrier submarket. This 5,716 square foot office/warehouse condo unit offers a unique owner-user purchase opportunity and is centrally located within immediate proximity to all of Greenbrier's shopping and dining amenities.

PROPERTY HIGHLIGHTS

- Unique owner-user purchase opportunity
- Each suite totals 2,585 square feet and features a 14' x 12' roll-up door
- The suites can be occupied by a single user or subdivided into two (2) units
- Water, sewer, and trash pickup are included in the condo fee
- Available for occupancy January 1, 2025
- Current layout features majority office space with 1,200± square feet of warehouse space (22' clear ceiling height)
- Building signage available
- 6.38/1000 parking ratio

FLOOR PLAN

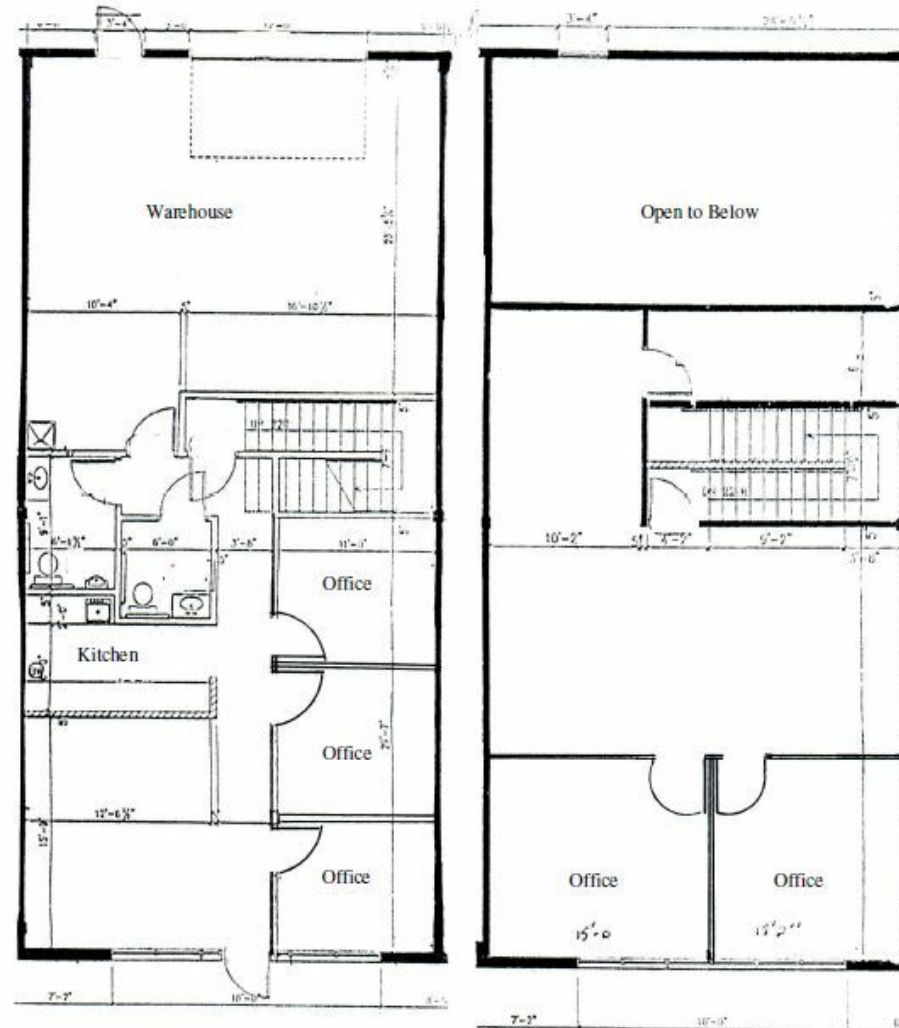
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1407 Stephanie Way, Suite D



First Floor

Second Floor

AERIAL MAP

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LOCATION MAP

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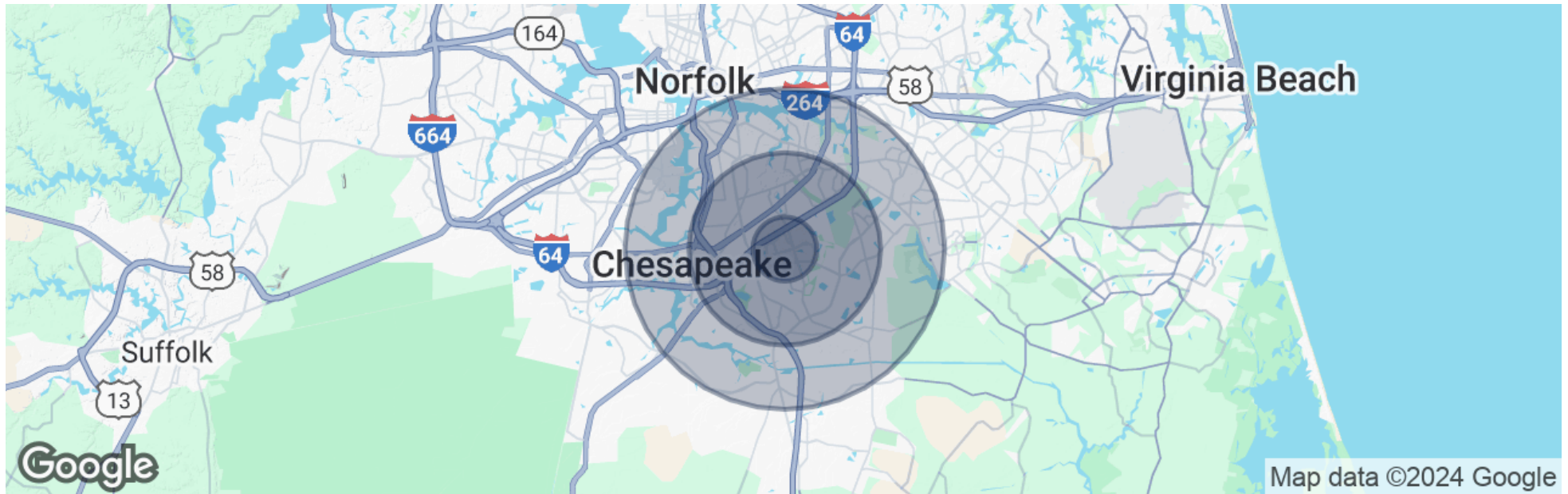
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,804	94,776	211,622

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,975	39,534	83,985
# Of Persons Per HH	2.0	2.4	2.5
Average HH Income	\$81,752	\$77,890	\$83,680
Average House Value	\$147,626	\$214,990	\$242,804

2020 American Community Survey (ACS)

CONTACT INFORMATION

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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