

Fentress Realty, Inc.

Commercial and Investment Real Estate

2106 Llewellyn Avenue, Norfolk, VA 23517

757-650-0825 Cell/757-625-1299 Office

Simon.cole0702@yahoo.com

AVAILABLE



**Location: 118 – 122 West 21st Street,
Norfolk, VA 23517
'Ghent' Business District**

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Property Type: Commercial/retail (storefront).
.50-acre parcel(s)

Gross Building area: +/- 22,500 S. F.

Net Rentable area: +/- 21,099 S. F.

Space Summary: +/- 15,781 S. F. – Retail 118 W. 21st Street
+/- 5,318 S. F. – Retail 122 W. 21st Street.

Rent: **\$12.90 - \$15.85** P.S.F. NNN

Features:

- open space (s)
- Loading area
- ample street parking
- 1 on-grade roll-up door
- 14-foot ceilings
- Central Business District

Zoning: C-C, Community Commercial District

Current Use: Available for occupancy.

Stories: One (1)

Structure: Masonry.

HVAC: Heated and cooled.

Fire Protection: Sprinkler System

Roof: Flat membrane roof installed 7 years ago.

Permitted Uses: Various retail,
(Not inclusive)
Restaurant, Health, and fitness facility,
Animal hospital, Entertainment venue.

Lease term:

5 - 20 years.



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