

Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate
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INVESTMENT PROPERTY FOR SALE

7629 CHESAPEAKE BLVD.

NORFOLK, VA 23513

Former NORVA Barber Supply property located just off Little Creek Road on Chesapeake Blvd. at the corner of Chesapeake Blvd. and Avenue J across the street from Wawa's Convenience Store.



Location 7629 Chesapeake Blvd., Norfolk, VA 23513

Type of property: Retail/Showroom/Supply House/Distribution

Size: +/-14,480 Square Foot Building on approximately .67 acres

Zoning: C-N Neighborhood Commercial

Sale Price: \$1,000,000.00

Rent Schedule of existing Lease:

Year 1:	\$ 72,399
Year 2:	\$ 79,640
Year 3:	\$ 82,029
Year 4:	\$ 84,490
Year 5:	\$ 87,025

Real Estate Taxes: \$7,422.50

Comments:

- *New 5-year three-month, modified net Lease with established retailer
- *Recently re-modeled with interior and exterior paint, floor coverings, new kitchen, updated lighting, mechanical, new parking lot, etc.
- *The building features a showroom, offices, and high ceiling warehouse areas, 2 dock-high overhead doors, 20 parking spaces, fenced rear yard area, free-standing pylon sign

Agent: Bryan K. Gilpin, Associate Broker
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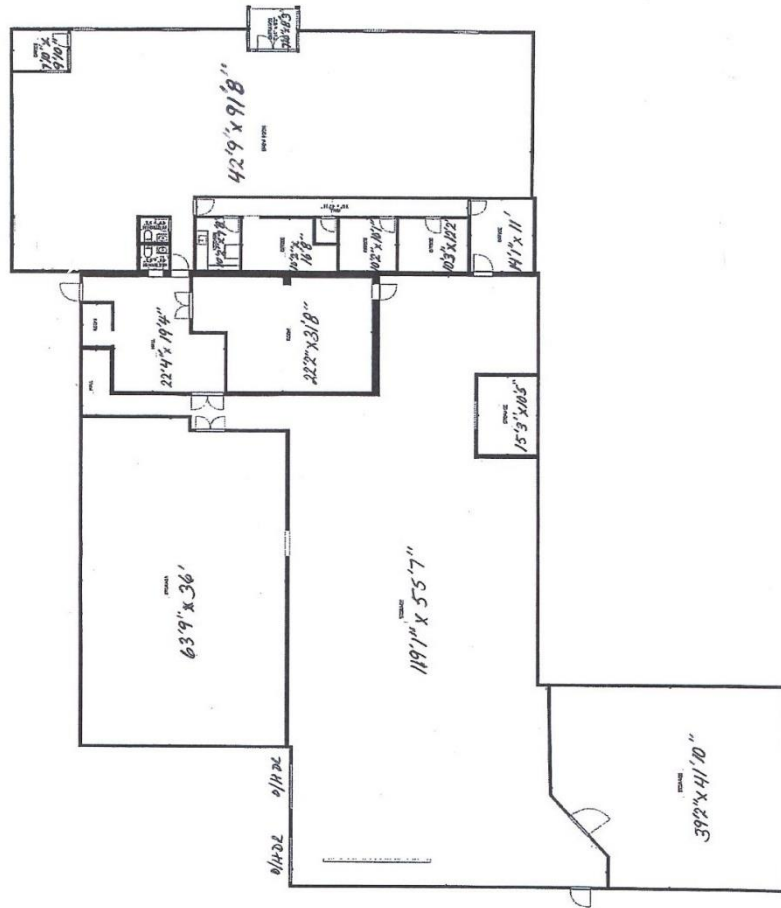
7629 Chesapeake Blvd.
Photo Gallery



Space Plan

Space Plan

7629 Chesapeake Blvd.
Norfolk, VA 23513



Aerial

