

**RIDDLE
ASSOCIATES Inc.**
Commercial Real Estate

OFFICE BUILDING INVESTMENT OPPORTUNITY FOR SALE

309 County Street | Portsmouth, VA



PROPERTY SUMMARY:

Riddle Associates is pleased to offer the opportunity to acquire 309 County St, Portsmouth, VA. A Fully Leased 2- Story Class B office building in the heart of Downtown Portsmouth.

This well maintained asset offers strong in-place income, a strong national and local tenant mix, recent capital improvements, and walkable access to restaurants, waterfront attractions, the locally famous Portsmouth Ferry, and convenient proximity to I-264 and I-464.

Adjacent properties are owned and occupied by the City of Portsmouth.

Please note- Do not disturb Tenants.

ASSET SUMMARY:

- Sale Price: \$1,560,000
- Building Size: 15,524
- Land: 0.99ac/ 43,124sf
- Year Built: 1986
- Zoning: T6 (Mixed Unit Development)
- Cap Rate: 7.5%
- Building Suites: Fully Leased (5 total suites)

EXCLUSIVELY OFFERED BY:

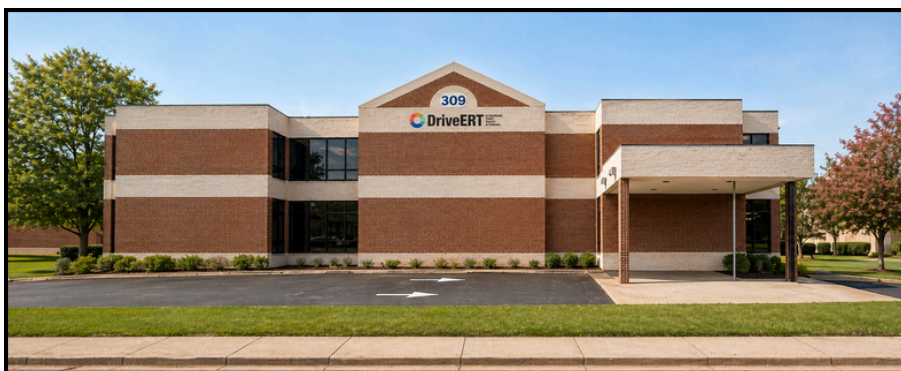
SHANNON A. STIDHAM | sstidham@riddleassociates.com | 757.256.7420

RIDDLE ASSOCIATES, INC.
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“Real Estate Services Tailored to Your Needs”

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530 Woodlake Circle • Suite 100 • Chesapeake, VA 23320 • www.riddleassociates.com



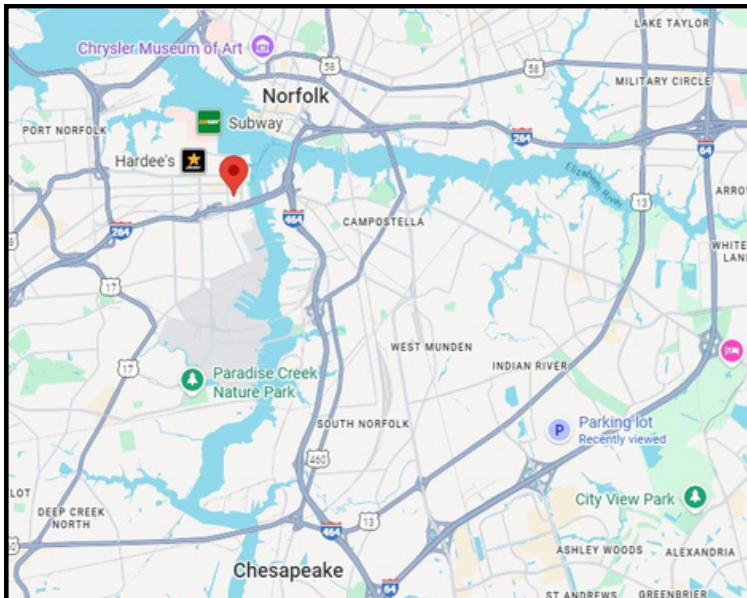
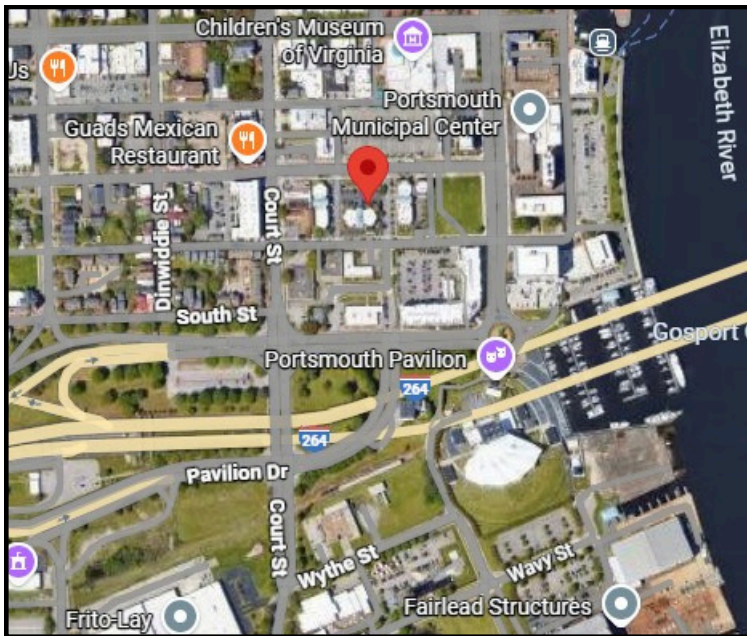
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