

# AVAILABLE FOR SALE

## PRIME RETAIL - HISTORIC GHENT

### 100 W. 21<sup>st</sup> Street, Norfolk, VA 23517



$\pm$  4,423 Sq. Ft.  
FREESTANDING BUILDING



21<sup>st</sup> St. & GRANBY St., NORFOLK, VA

Approximately 4,423 SF freestanding retail building situated on .2708 acre. Currently demised into two suites:

- ◊ Suite A - 2,467 SF (Former Salon Suites)
- ◊ Suite B - 1,956 SF (Former Restaurant/Bar)

- Well-known location in Historic Ghent (Norfolk, VA) w/ great exposure at a major signalized intersection. Located on the corner of Granby Street and W. 21<sup>st</sup> Street.
- **Nearby Businesses:** Bayport Credit Union, IHOP, Taco Bell, Doumar's Cones & Barbecue, Speedy Auto Service, OneLife Fitness, 80/20 Burger Bar, & walking distance from 201 Twenty One luxury apartments.
- **Zoning:** CC—Community Commercial (allows most retail, office and service uses).
- **Ample Parking:** 17 on-site parking spots, with curb cuts on 21<sup>st</sup> Street and Granby Street.
- **High Visibility and Frontage:** approximately 105' along 21<sup>st</sup> Street and 105' along highly-traveled Granby Street.
- Located on Hampton Roads Transit bus line.

SALES PRICE: \$1,175,000



John Lee, SIOR, President

OWNER/AGENT

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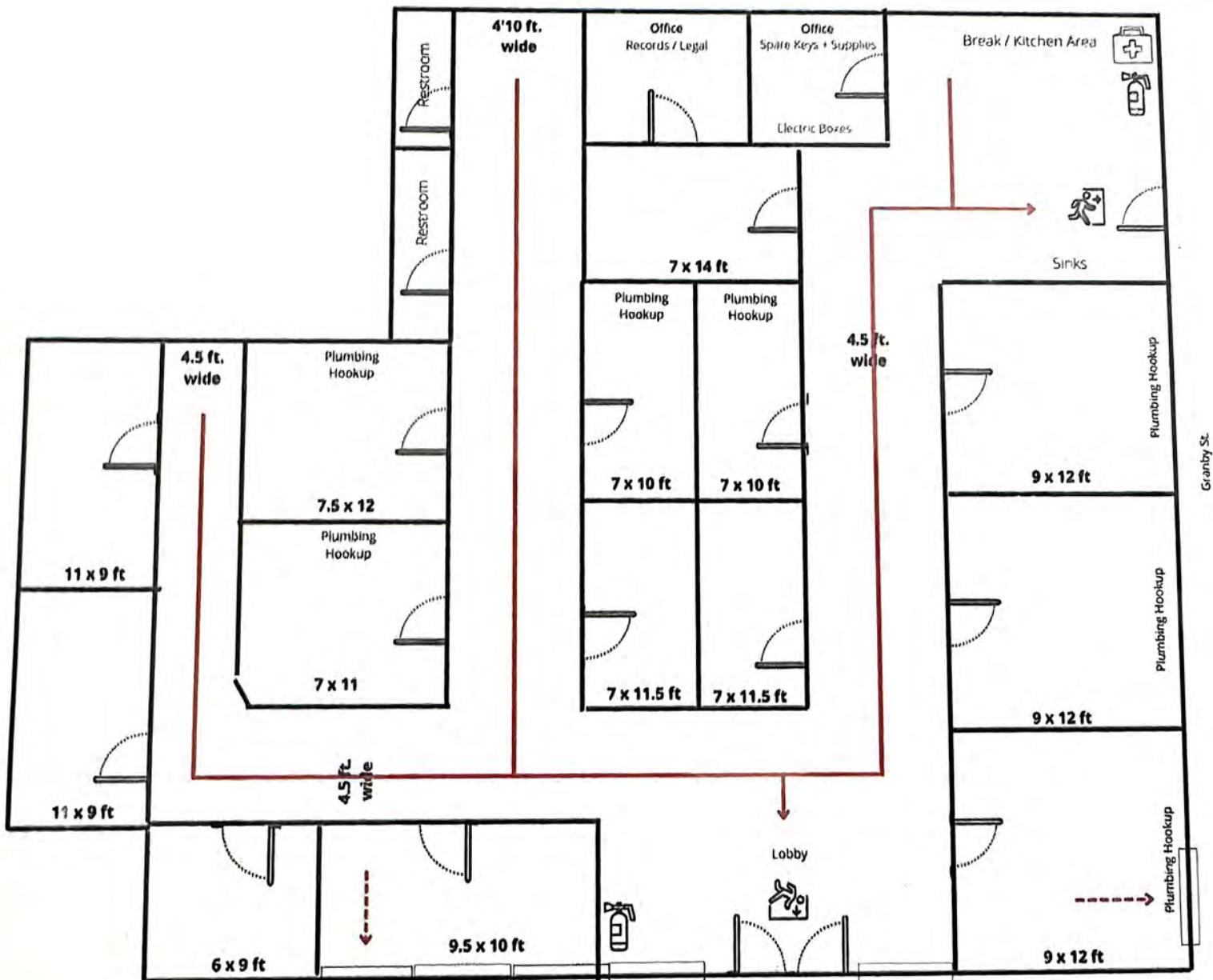
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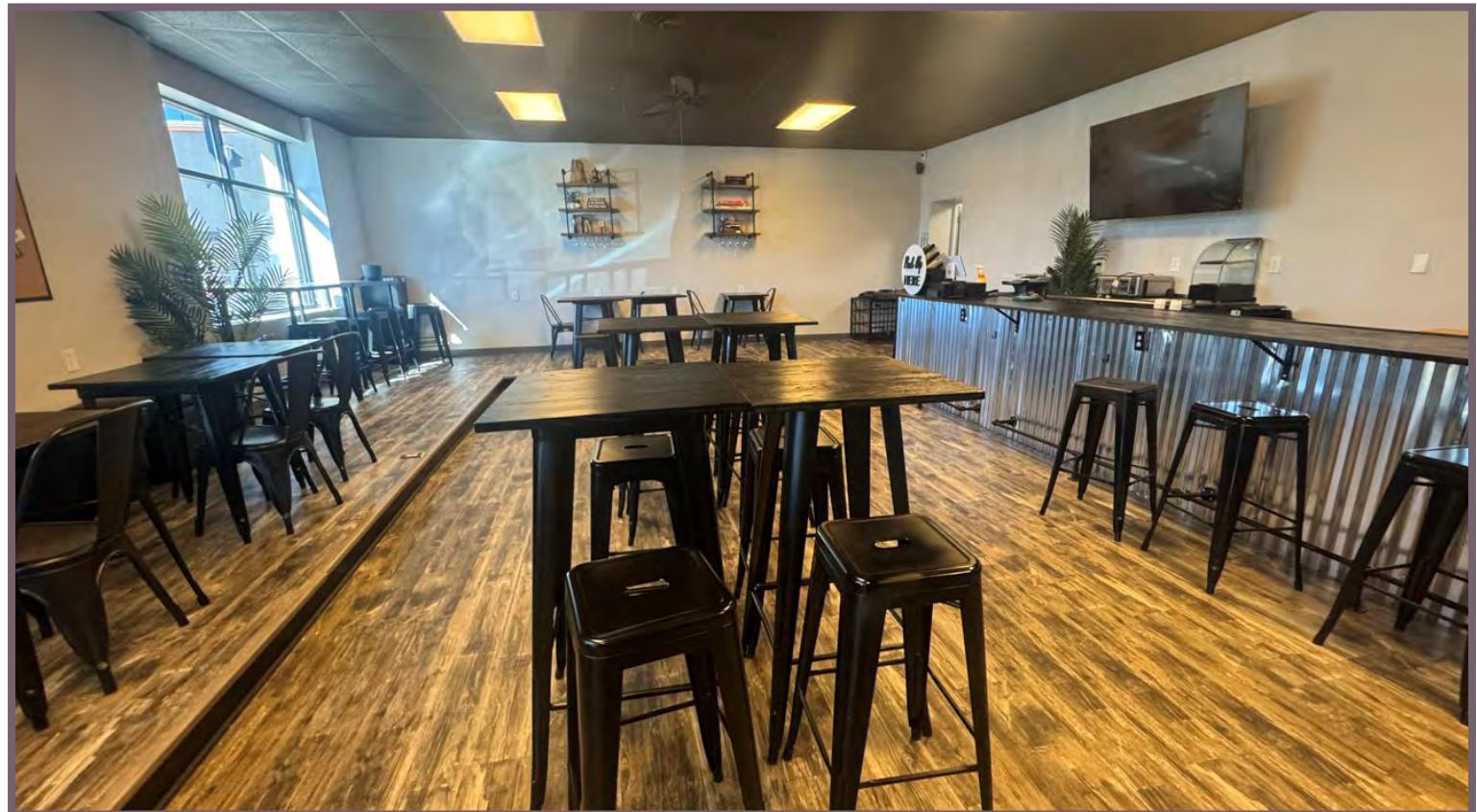
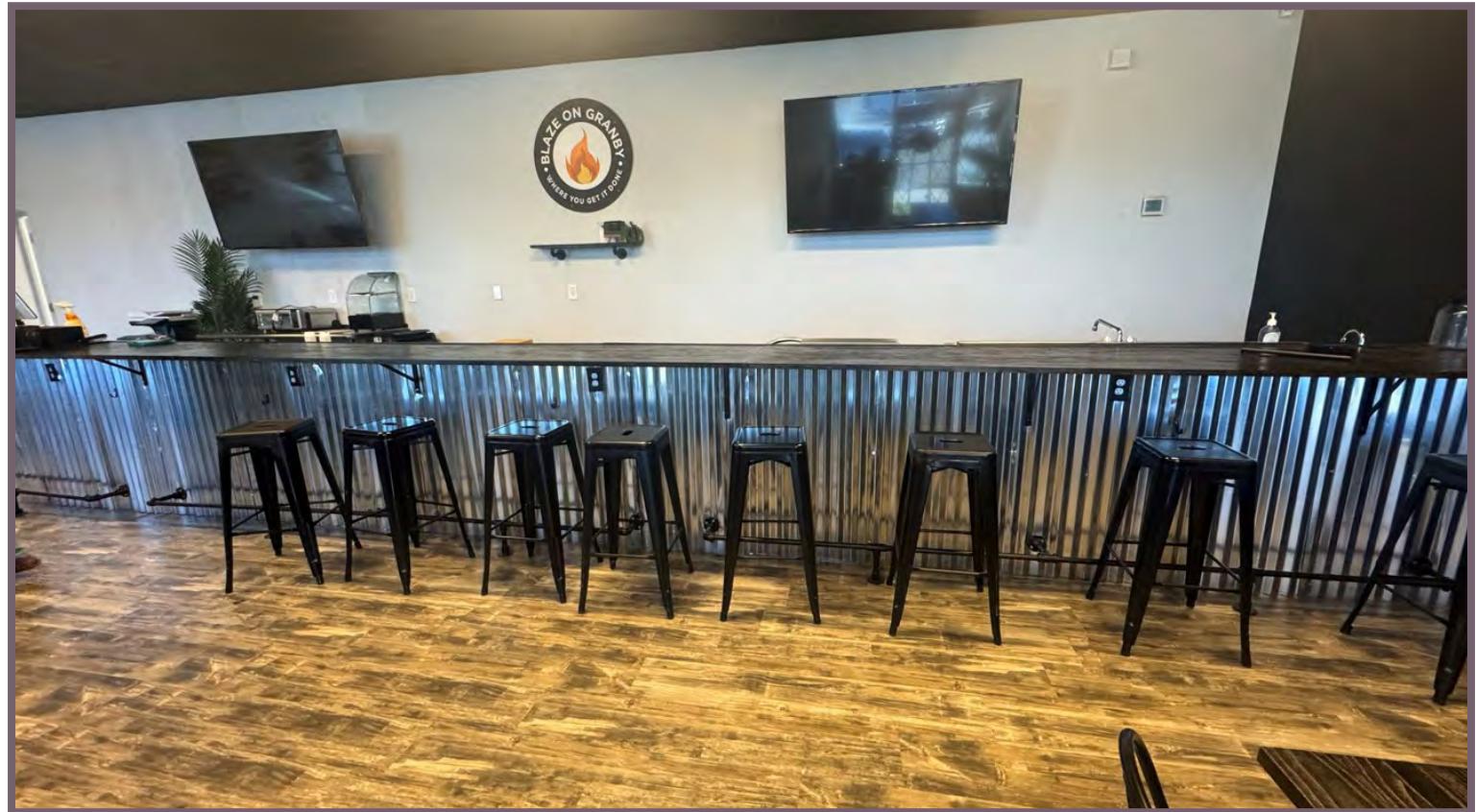
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Suite A



100 W. 21<sup>st</sup> Street, Norfolk, Virginia 23517

Suite B



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