

AVAILABLE FOR SALE

MULTI-TENANT OFFICE / RETAIL BUILDING WITH FENCED LOT



OWNER OCCUPANT OPPORTUNITY

3150 MAGIC HOLLOW BLVD
VIRGINIA BEACH, VIRGINIA 23453



PRESENTED BY:
JL COMMERCIAL
4620 HAYGOOD RD SUITE 1
VA BEACH, VA 23455

PROPERTY MANAGER:
EDLY O'NEAL
CELL: 757.658.3936
EDLY@JLREALESTATE.COM





- Purchase Price : \$1,700,000
- Owner occupant opportunity with 3,500 SF available for immediate occupancy
- Multi-tenant office / retail property with eight (8) rentable units ranging from 825 SF up to 2,860 SF
- Five out of eight rentable units are leased to long term tenants
- Gross rents received are currently \$126,780 per year with three vacant units totaling 3,500 SF
- Located near Lynnhaven Mall and approximately 2.5 miles from I-264
- Fenced-in rear asphalt lot behind each rentable unit
- Fenced-in open space yard on side of property
- Adjacent parcel of land also included in the sale
- Building size is 12,000 SF on 1.73 acres of land
- New interior renovations completed in multiple suites of the last three years

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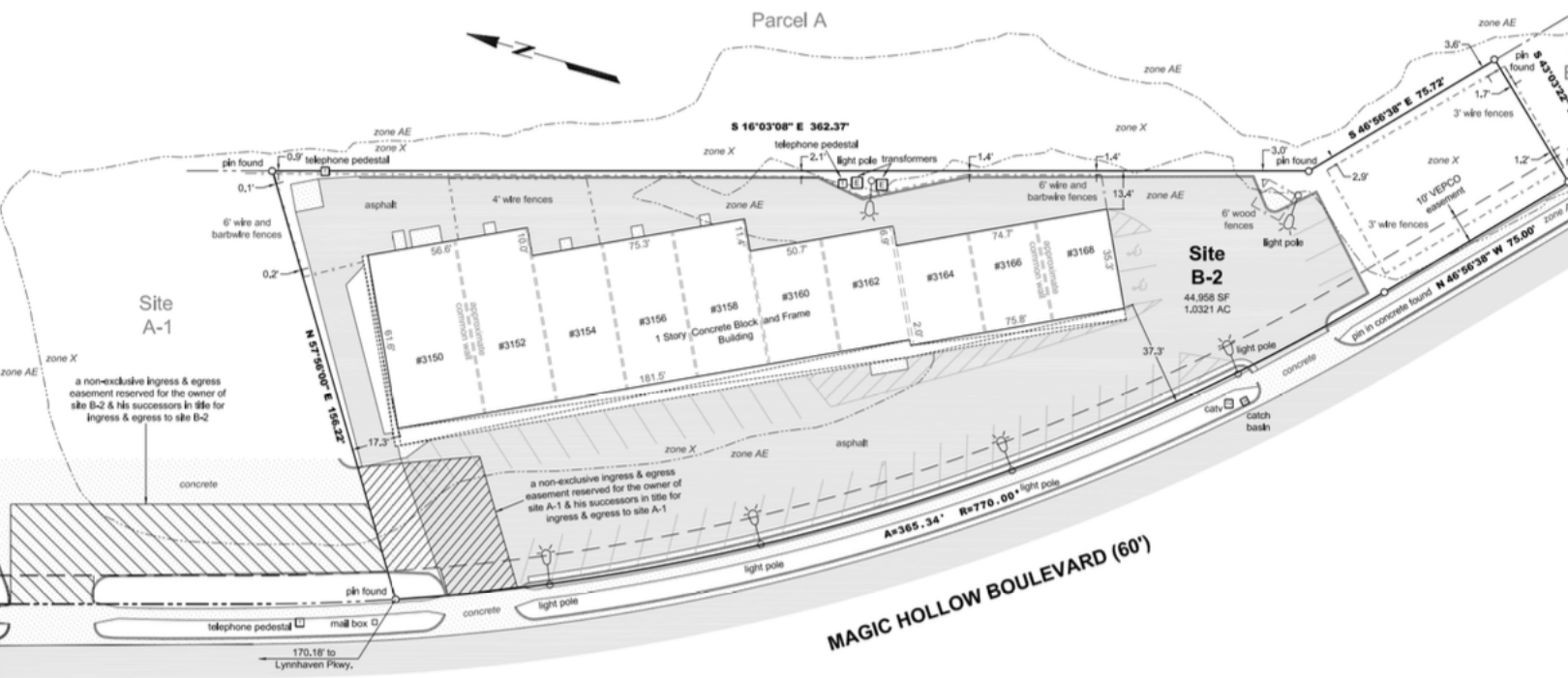
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NOTES

1. This is to certify that I, on January 15, 2016, surveyed the property shown on this plat. This survey was performed without the benefit of a title report. The only easements appearing on this survey are those which were shown on the recorded subdivision plat unless otherwise noted.
2. This property appears to fall in flood zone(s) X, AE as shown on the NFIP map for the city of Virginia Beach, map panel 5155310112 G, effective 1-16-2015, Base Flood Elevation = 7 Finished Floor Elevation = 7.9



Graphic Scale	
1" = 25'	
25	0 12.5 25 50 75
Date	Description
n/a	n/a

PHYSICAL SURVEY		
Site B2		
Resubdivision of Site A, Site B & Site B-1A, Resubdivision of Site B1		
Virginia Beach, Virginia D.B.2545 P.335		
For: Lynnhaven Professional Center, LLC		
Job Number:	11492	Scale:
Field Book:	162	Date:
Drawn By:	MTW	Revised:
Checked By:	DT	Sheet:

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