

# 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: \$1,880,000
- Building Size: 15,524
- Land: 0.99ac/ 43,124sf
- Year Built: 1986
- Zoning: T6 ( Mixed Unit Development)
- NOI: \$157,995
- Cap Rate: 8%
- Building Suites: Fully Leased (5 total suites)

### EXCLUSIVELY OFFERED BY:

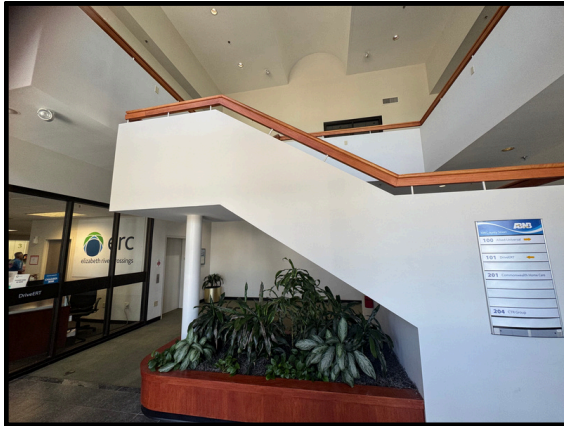
**SHANNON A. STIDHAM** | [sstidham@riddleassociates.com](mailto:sstidham@riddleassociates.com) | 757.256.7420

**RIDDLE ASSOCIATES, INC.**  
Commercial Real Estate

“Real Estate Services Tailored to Your Needs”

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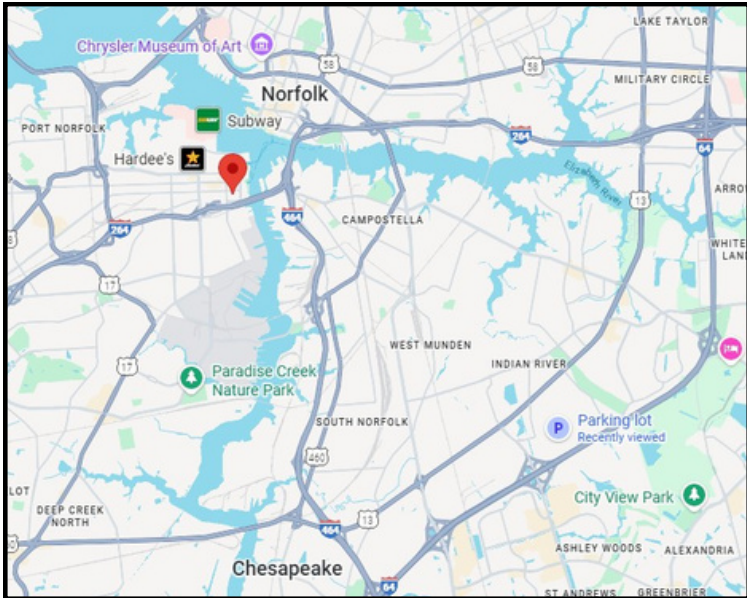
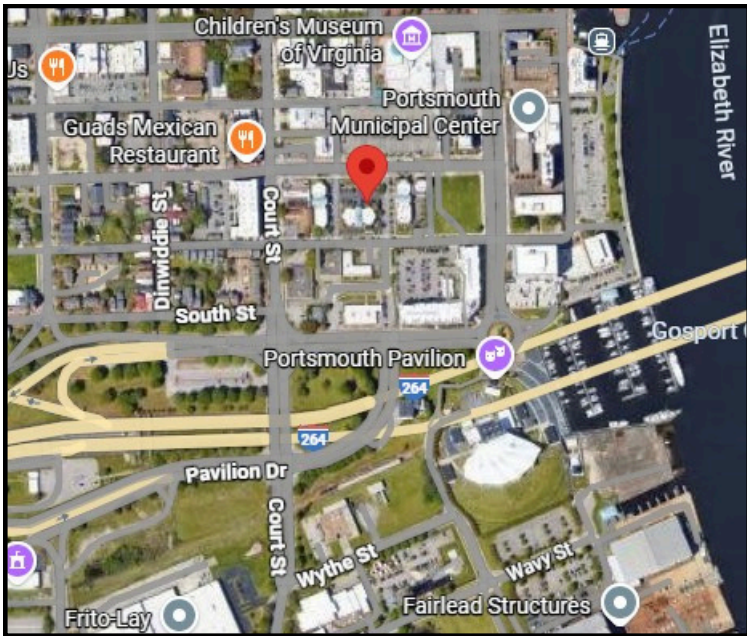
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