

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 : \$1,800,000**
- **Owner occupant opportunity with 5,685 SF available for occupancy**
- **Multi-tenant office / retail property with eight (8) rentable units ranging from 825 SF up to 2,860 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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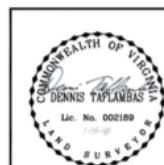
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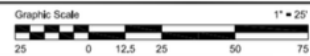
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1. This is to certify that I, January 15, 2016, surveyed the property shown on this plat. This survey was performed without the benefit of a title report. The only easements appearing on this survey are those which were shown on the recorded subdivision 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, mappanel 5155310112 G, effective 1-16-2015, Base Flood Elevation = 7' Finished Floor Elevation = 7.9



1100 Granby Street #100
Norfolk, Virginia 23510
www.DKTAssociates.com
(757) 588-5888 fax: 588-5880



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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