

FOR SALE/LEASE

 **S.L. NUSBAUM Realty Co.**
Since 1906.

HISTORIC OFFICE BUILDING

121 W. TAZEWELL STREET, NORFOLK, VA 23510

FOR MORE INFORMATION, PLEASE CONTACT:

ASHLEY BUSSEY

SENIOR ASSOCIATE

757.640.2217

ABUSSEY@SLNUSBAUM.COM

JOHN WESSLING, SR., CCIM

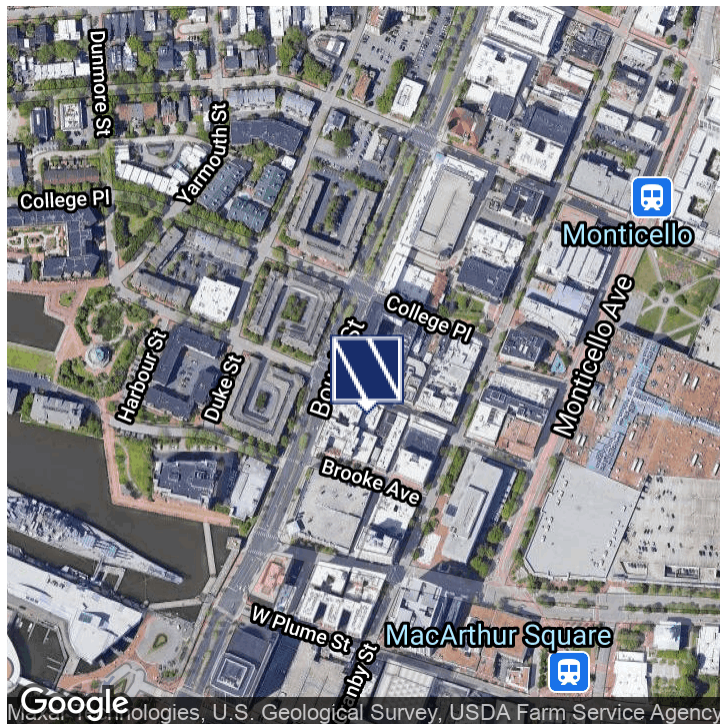
VICE PRESIDENT

757.640.2412

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PROPERTY SUMMARY

121 W. TAZEWELL STREET, NORFOLK, VA 23510



OFFERING SUMMARY

Sale Price:	\$790,000 *NEW PRICING*
Lease Rate:	\$15.00 SF/yr (Net Janitorial)
Building Size:	4,511 SF
Available SF:	4,511 SF
Lot Size:	0.061 Acres
Price / SF:	\$175.13
Year Built:	1912
Renovated:	2007
Zoning:	D-3
Submarket:	Downtown Norfolk

PROPERTY OVERVIEW

This 4,511 square foot, two-story building is located in the center of Downtown Norfolk within walking distance to the Federal Building, MacArthur Center Mall, Waterside District, and The Main. The building has the charm of a historic building with all the modern amenities resulting from a complete renovation. The property offers signage opportunities and convenient parking within the nearby city garages.

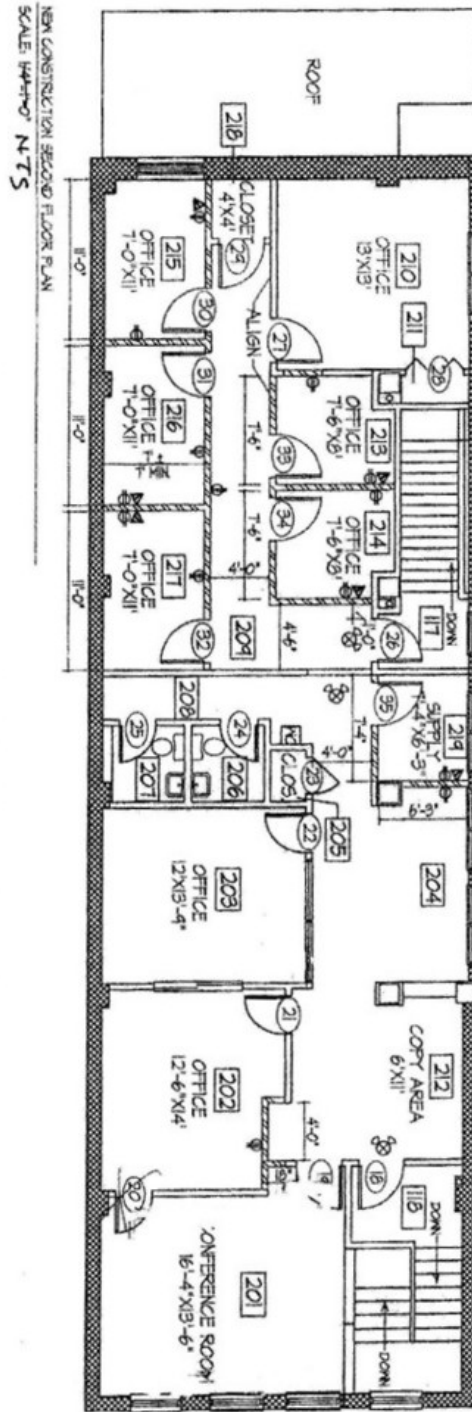
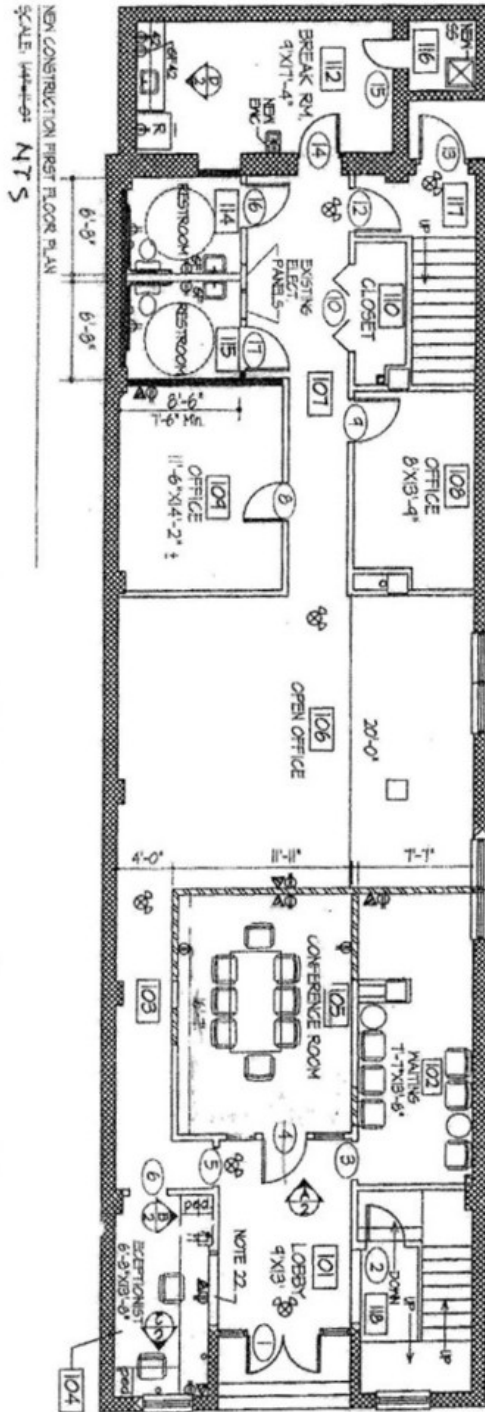
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,718	41,674	100,739
Total Population	17,468	116,247	270,505
Average HH Income	\$77,721	\$54,011	\$56,771

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FLOOR PLANS

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ADDITIONAL PHOTOS

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S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM **ADDITIONAL PHOTOS** | 4

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BUILDING FACTS

121 W. TAZEWELL STREET, NORFOLK, VA 23510

121 W. TAZEWELL STREET

Ownership:	121 West Tazewell Associates, LLC
Building Size:	2,333 Square Feet (1st Floor) 2,178 Square Feet (2nd Floor) 4,511 Square Feet (Total)
Site Size:	0.061 Acres
Year Built:	1912
Renovations:	Extensively renovated in the 1980's Renovated most recently in 2007
City Assessment:	\$648,100 (2020)
Zoning:	D-MU (Downtown - Mixed Use) Falls within the Coastal Resilience Overlay Falls within the Downtown Historic District
Parking:	Parking is available in several nearby city garages
GPIN:	1427869273
Site Condition:	Level At street grade Drainage appears adequate
Public Transportation:	Adjacent to the HRT bus stop at Boush and W. Tazewell Three blocks from The Tide's Monticello Station stop
Utilities:	Dominion Energy (electric) Cox/Verizon (telephone/cable) HRUBS (water/sewer)
HVAC:	Electric forced warm air
Roof:	Flat built-up
Basement:	Partial basement with sump-pump
Exterior Material:	Masonry building finished with cut stone on the front Stucco on the exposed side

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AERIAL MAP

121 W. TAZEWELL STREET, NORFOLK, VA 23510



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AERIAL MAP | 7

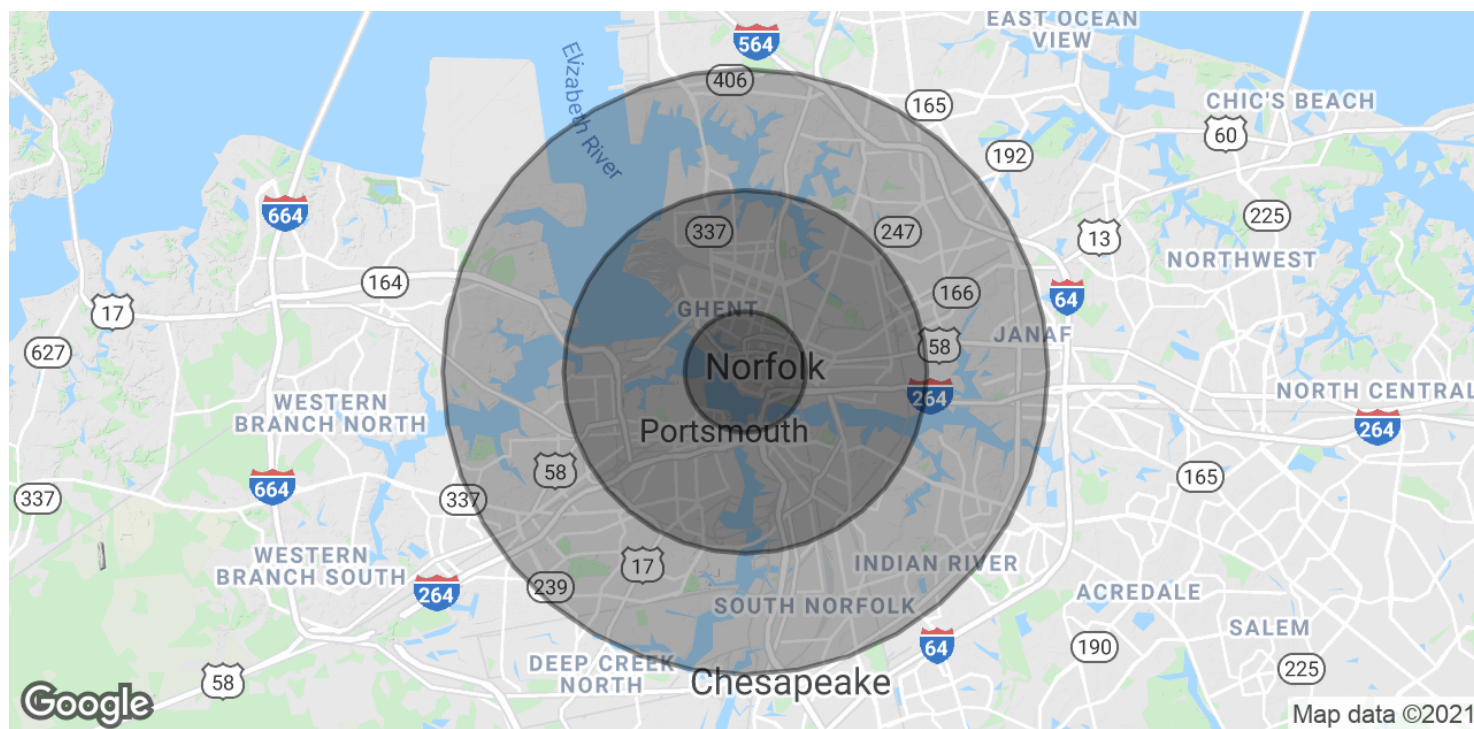
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,468	116,247	270,505
Average Age	30.0	30.1	32.1
Average Age (Male)	27.2	27.8	29.9
Average Age (Female)	33.1	32.1	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,718	41,674	100,739
# Of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$77,721	\$54,011	\$56,771
Average House Value	\$350,059	\$266,509	\$246,601

* Demographic data derived from 2010 US Census

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