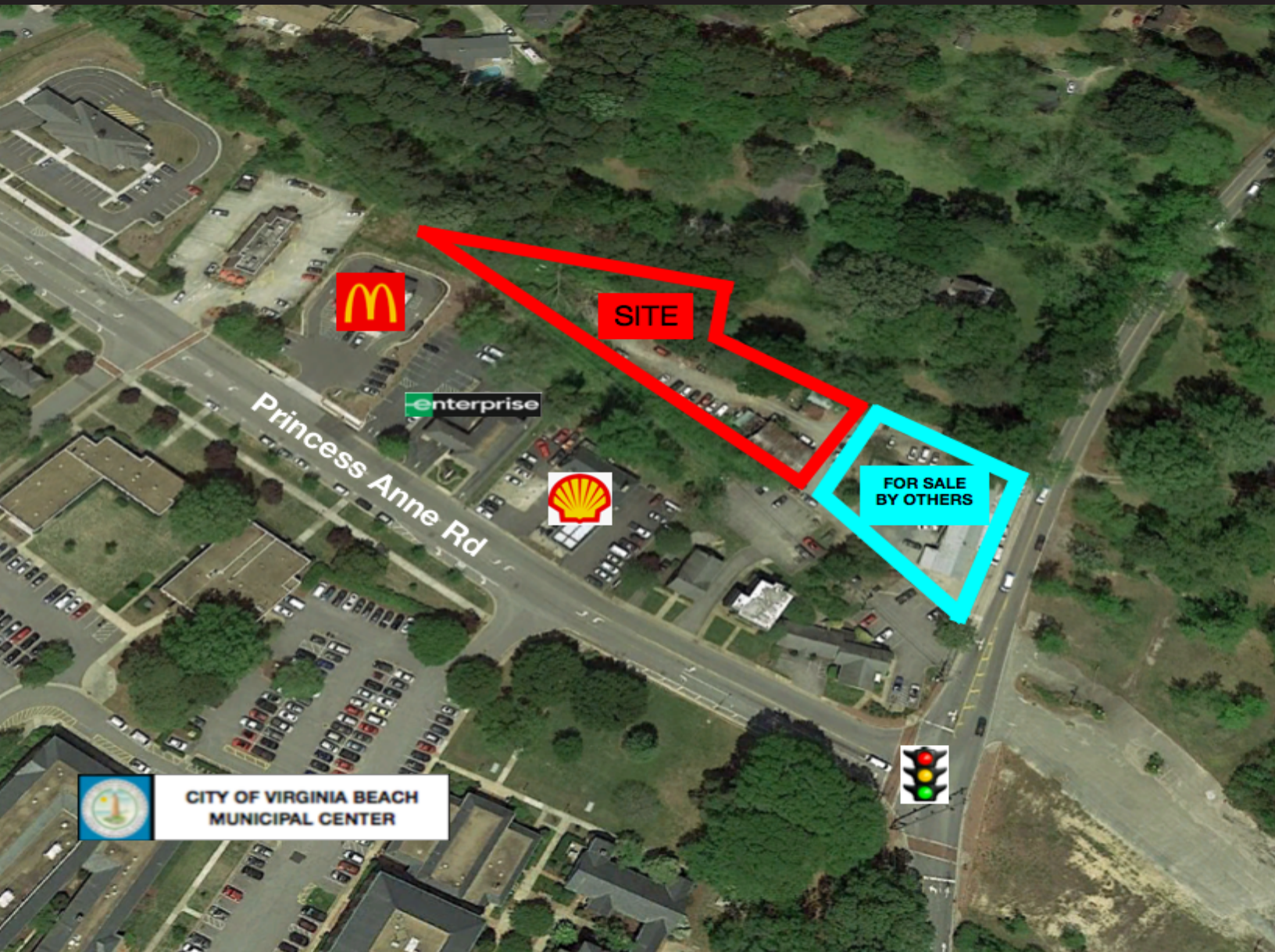


# AUTOMOTIVE BODY SHOP FOR SALE

2392 PRINCESS ANNE ROAD

VIRGINIA BEACH, VIRGINIA 23456



 **The KATSIAS**  
COMPANY  
*Brokerage with vision. Real estate with results.*

*Presented By:*

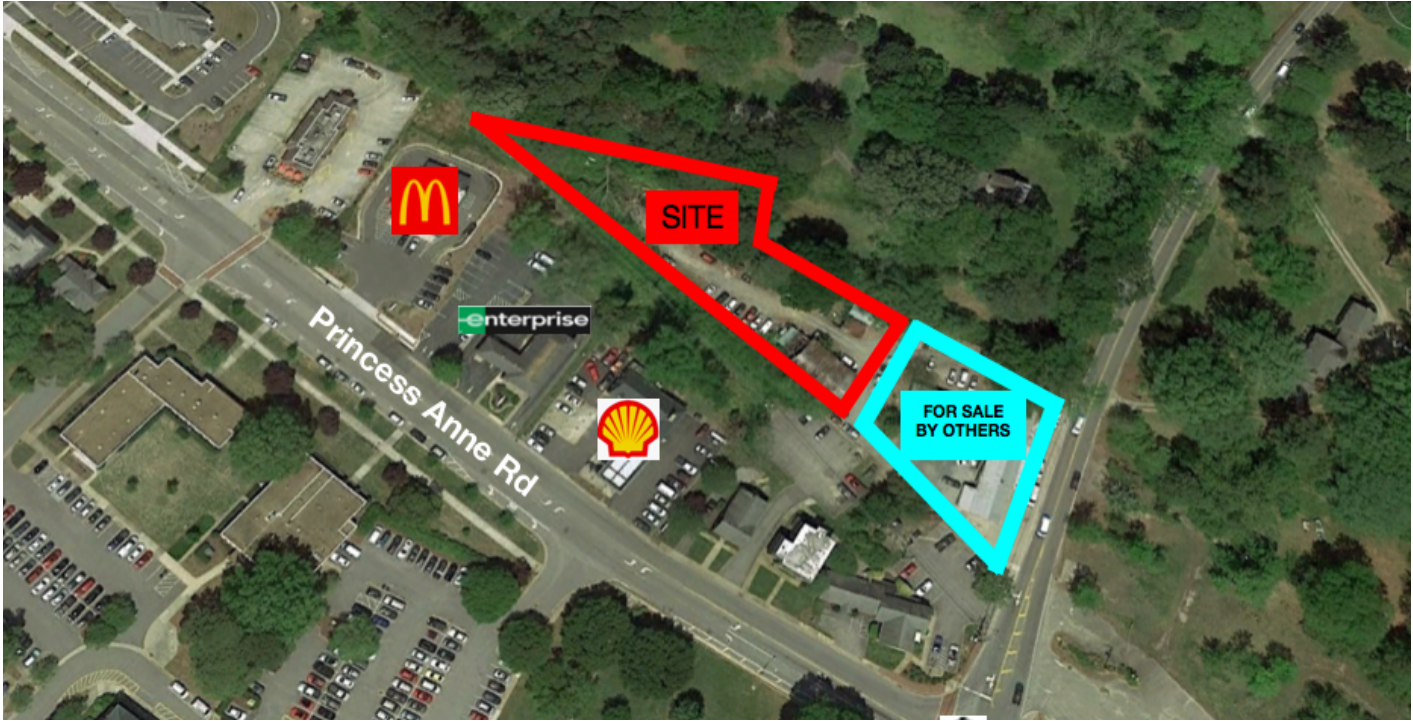
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# 2392 PRINCESS ANNE ROAD

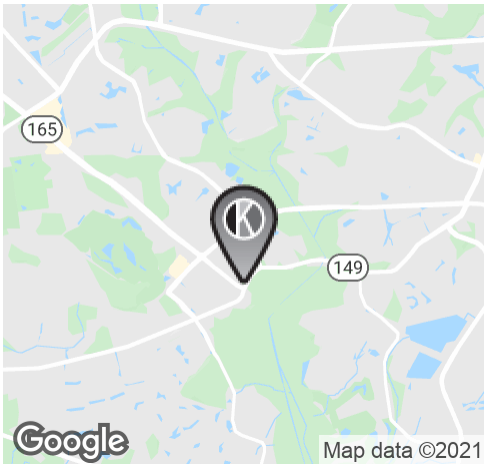
VIRGINIA BEACH, VIRGINIA 23456

## PROPERTY SUMMARY



### OFFERING SUMMARY

**Asking Price :** \$439,000  
**Land :** 0.80 Acres  
**Building Size:** 2,644 SF  
**Zoning:** B-2



### PROPERTY HIGHLIGHTS

- Established automotive body shop for sale
- Great opportunity for experienced operator or as investment
- Located just steps away from the Virginia Beach Municipal Center
- Current tenant is under a month to month lease agreement
- The auto body shop is approximately 2,644 SF with abundant parking
- A proposed 66 single family residential development named Princess Anne Village coming soon across the street if approved
- Adjacent mechanic shop also available for sale by separate owner

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,393	11,669	38,553
Total Population:	4,598	37,122	116,855
Average HH Income:	\$102,988	\$95,802	\$83,151



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AERIAL MAP



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