

THE
MORGAN
Real Estate
GROUP

FOR SALE

2202 Lewllyn Avenue

Norfolk, VA 23517

\$1,475,000



**Unique Development Opportunity
In Historic Ghent**

Offered Exclusively By:

The Morgan Real Estate Group

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Norfolk, VA 23510

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THE PROPERTY



Location:	2202 Llewellyn Avenue is a freestanding building comprised of six (6) interconnected structures located at the Northeast corner of West 22 nd Street and Llewellyn Avenue in Norfolk, Virginia
Site:	The property has excellent Llewellyn Avenue exposure and good visibility from the corner of 21 st Street and Llewellyn Avenue. The site is approximately 35,855 square feet (0.8231 Acres).
Building:	Approximately 32,138 square feet and consists of several buildings which have been joined together. The Southwest corner is a two-story building.
Access:	The Property can be accessed from Llewellyn Avenue and there is a curb cut on West 22 nd Street to allow for deliveries.
Year Built:	Various – between 1907 to 1960
Real Estate Taxes:	\$12,336.04 (2017/2018)
Zoning:	C-C, 21 st Street Pedestrian Commercial Overlay
Public Utilities:	Water/Sewer: City of Norfolk Electricity: Dominion Virginia Power Gas: Virginia Natural Gas Telephone/Internet: Cox Communications
Parking:	Parking is available on site in courtyard and spaces off 22 nd Street
Structural:	Block walls and metal and wood roof structures
Restrooms:	Located on first and second floors
Roof:	Needs repair or replacement
Flooring:	Concrete
Ceiling Heights: (floor to ceiling joist)	Various. Average of 14 feet

Floor Plans: Layout Included

Historic Status: The building is listed as part of the Williamson/Woodland Historic District and may be eligible for Federal and State Historic Tax Credit Programs. For further information, you should contact the Virginia Department of Historic Resources at 804-482-6093.

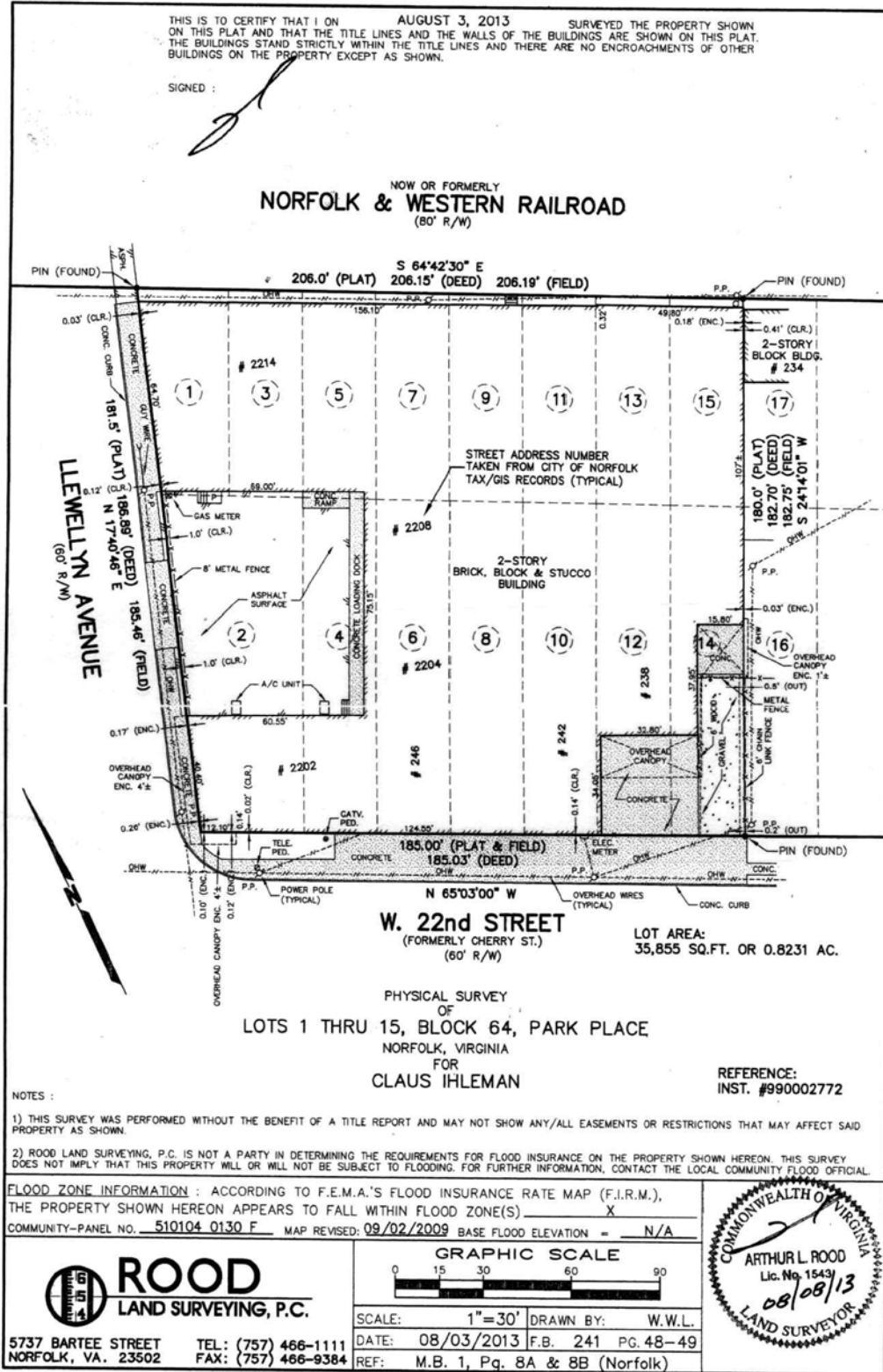
DEQ: Letter on file dated 11/04/13 stating no further action required

City Assessment: Land Value: \$465,100
Improvement Value: \$607,600

Listing Agent: The Morgan Real Estate Group, Inc. has been retained by the Seller/Owner as the exclusive representative for the sale of 2202 Llewellyn Avenue in Norfolk, Virginia (“Property”).

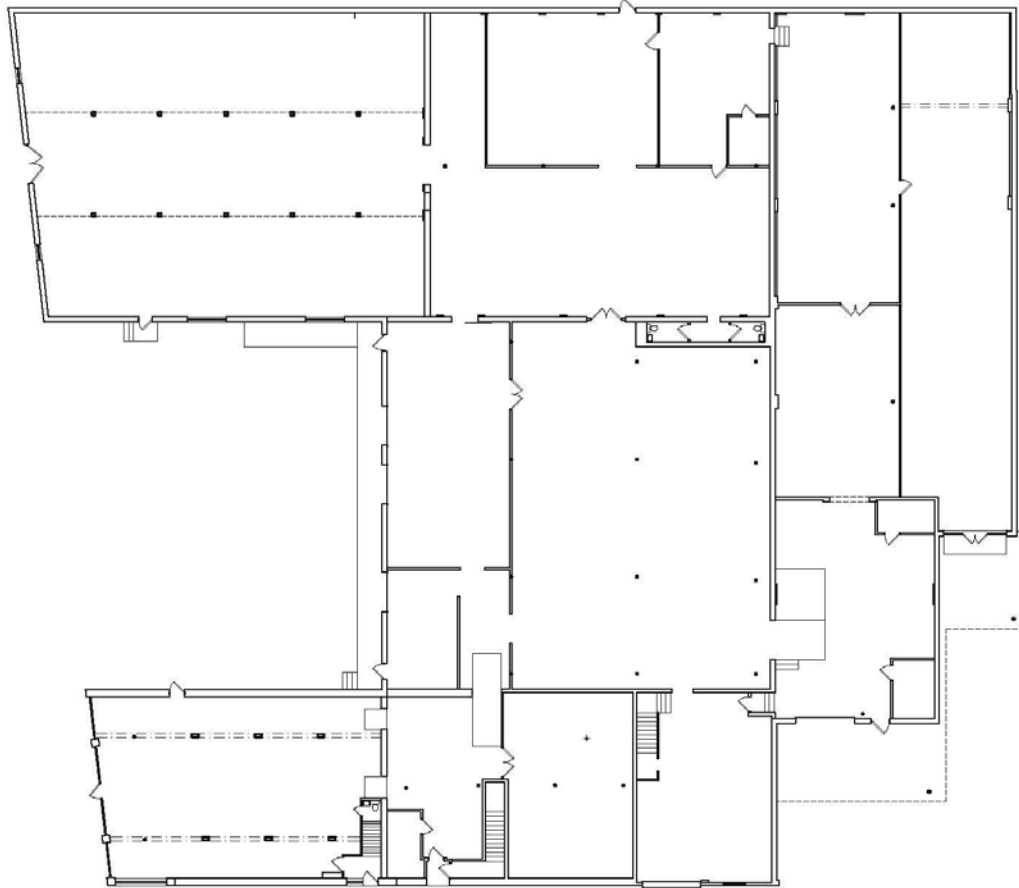
SITE SURVEY

GPIN: 1438030691



FLOOR PLANS

±27,703 SF
First Floor



±4,435 SF
Second Floor



Note: Floor plans may have been modified.