



S.L. NUSBAUM Realty Co.
Since 1906.

HISTORIC 4,511 SF OFFICE BUILDING THE TAZEWELL BUILDING 121 W. TAZEWELL STREET | NORFOLK, VA

FOR SALE/LEASE



SALE PRICE:
\$860,000.00

- 4,511± SF two-story building located in the center of Downtown Norfolk
- Has the charm of a historic building with all the modern amenities resulting from a complete renovation
- Signage opportunities
- Parking is available nearby in the convenient city garages
- Located within walking distance to the Federal Building, MacArthur Center Mall, Waterside District, The Main, and more
- **LEASE RATE: \$15.00/RSF, NET JANITORIAL SERVICES**

FOR MORE INFORMATION, PLEASE CONTACT:

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John J. Wessling, Sr., CCIM
757.640.2412 | 757.553.0099
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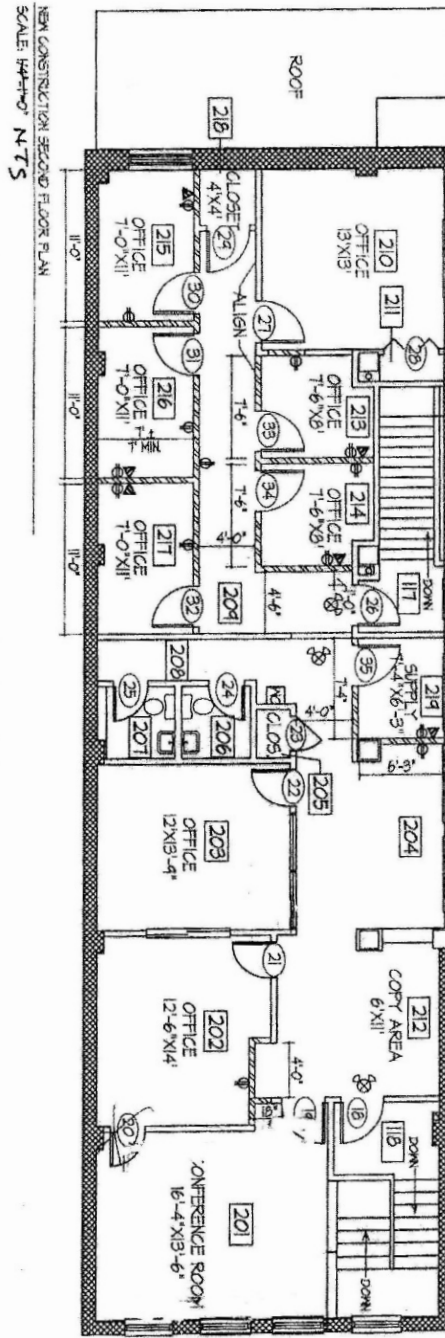
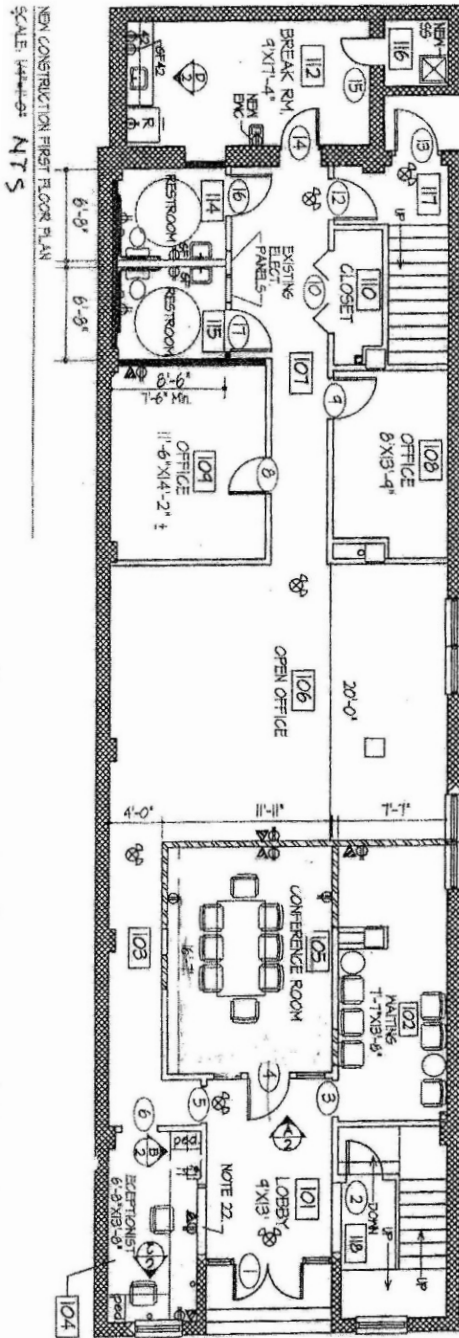
S.L. Nusbaum Realty Co. | 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611 | slnusbaum.com

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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- Ownership: 121 West Tazewell Associates, LLC
- Building Size: 2,333 SF (First Floor)
2,178 SF (Second Floor)
4,511 SF (Total Building)
- Site Size: 0.061 Acres
- Year Built: 1912
- Renovations: Extensively renovated in the 1980's and again in 2007
- City Assessment: \$605,900 (2017)
- Zoning: [D-3, Freemason/Granby Conservation and Mixed Use District](#)
Also falls within the [HO-D, Downtown Historic Overlay District](#)
- Parking: Parking is available in several nearby city garages
- GPIN: [1427869273](#)
- Site Condition: The site is level, at street grade, and drainage appears adequate
- Public Transportation: Adjacent to the [HRT bus stop](#) located at Boush Street and West Tazewell Street
Located three blocks from [The Tide's Monticello Station stop](#)
- Utilities: Dominion Virginia Power (Electrical)
Virginia Natural Gas (Gas)
Cox/Verizon (Telephone/Cable) HURBS (Water/Sewer)
- Real Estate Taxes: \$7,937 (\$1.76/SF) (Includes BID Taxes) (2017)
- 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 and stucco on the exposed side

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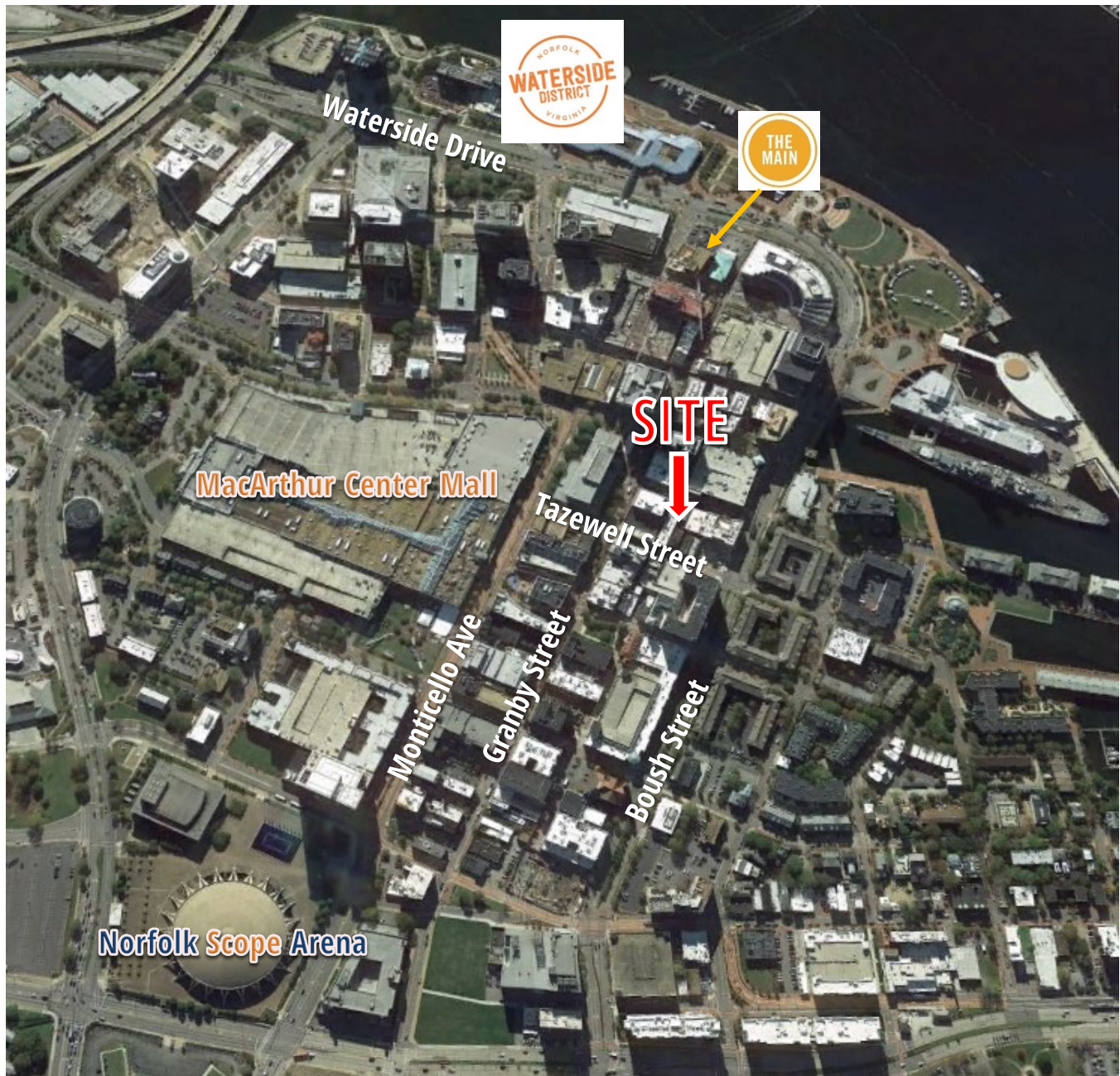
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