



S.L. NUSBAUM Realty Co.

Since 1906.



HISTORIC OFFICE BUILDING IN DOWNTOWN NORFOLK

112 College Place, Norfolk, VA 23510

FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT: Ashley Bussey | 757.640.2217 (direct) | 757.675.4207 (mobile) | abussey@slnusbaum.com

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PROPERTY OVERVIEW

- Beautifully appointed 8,150 square foot two-story office building in the Downtown Norfolk Historic District.
- Located on College Place between Granby Street & Boush Street and within walking distance to the Tide Light Rail, MacArthur Center, Norfolk Scope, Chrysler Hall, The Main, Waterside District, Town Point park, Norfolk Courthouse & City Hall, and numerous restaurants.
- Original historical features that include: orange terracotta roof, crown molding, chair rails, hardwood floors, tall ceilings, built-in oak cabinetry, and working fireplaces.
- Property is listed on the state and national historic registers and is eligible for historic tax credits.
- 2,675 square feet available on the first floor. There is an additional 1,364 square feet of unfinished expansion space on the first floor as well as basement storage.
- The second floor is leased to an established marketing and advertising agency.
- Property offers on-site parking with additional parking available in the adjacent garage.

For Sale: \$1,050,000



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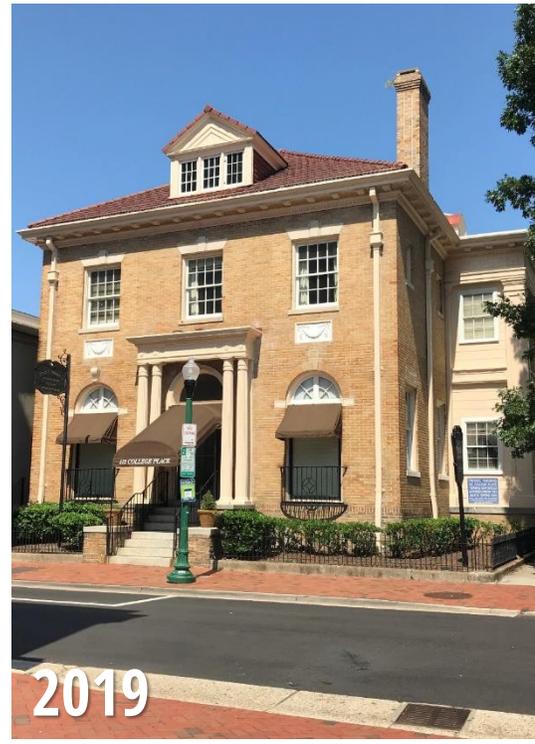
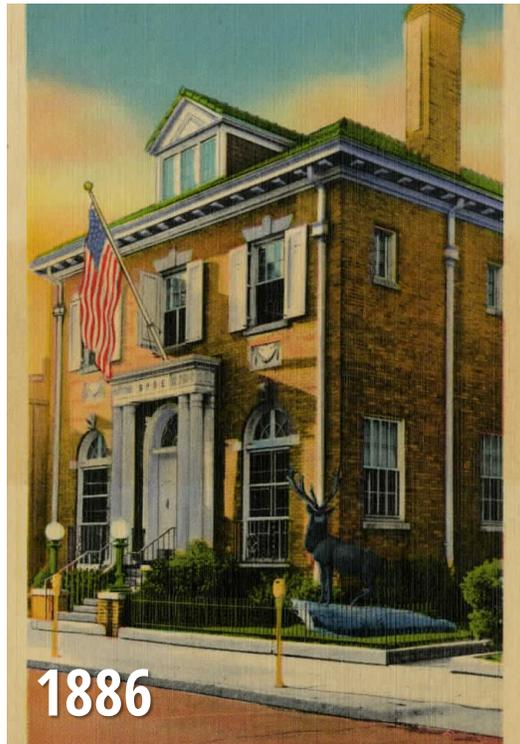
INTERIOR PHOTOS



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BUILDING HISTORY



VIRGINIUS D. GRONER

This two-story Classical Revival residence was built for Civil War General Virginus Despeaux Groner. Groner had the distinction of transmitting the telegram to General Beauregard ordering the attack on Fort Sumpter. He was named the Commissioner of the World Columbia Exposition in 1893.

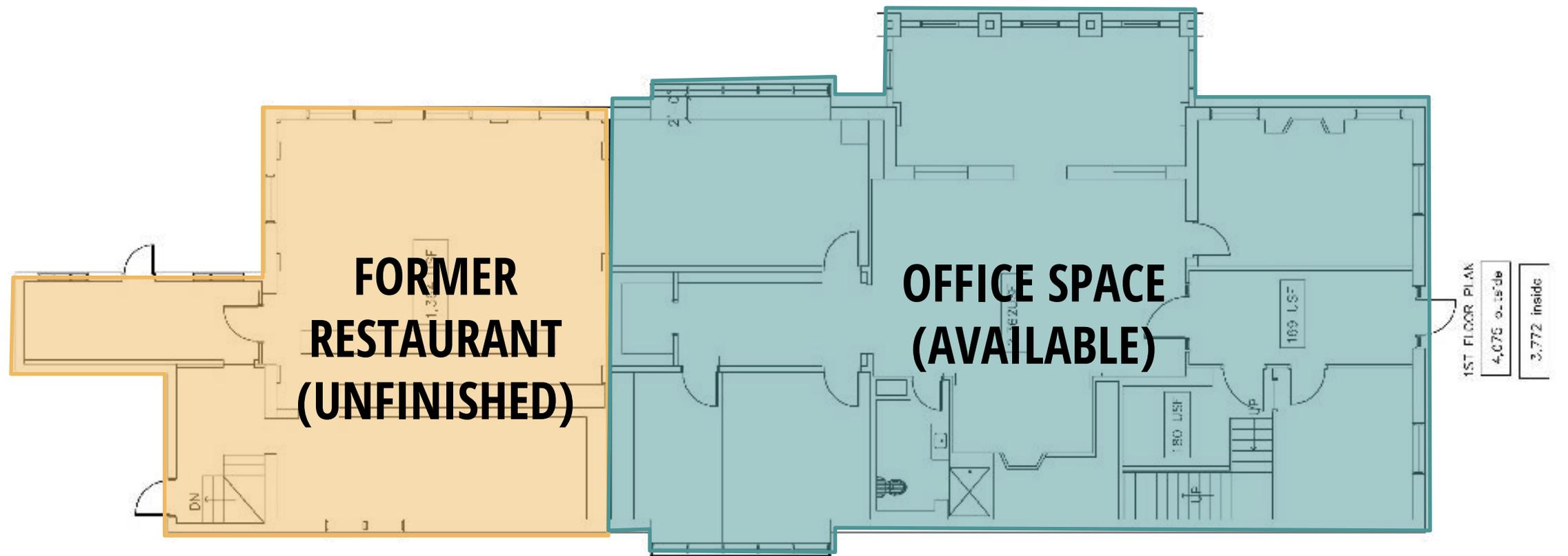
This one-of-a-kind building is listed as one of the oldest buildings in the Downtown Norfolk Historic District. Before transitioning into the office building it is today, this property was originally built as a residence for General Virginus D. Groner in 1872. In the early 1900's it transitioned into Elk Lodge #38 for Norfolk and was temporarily used as a Servicemen's Club for World War I servicemen in 1918. In 1966, it held Auslew's Gallery, a local fine art dealer, before housing Le Charlieu, a French Restaurant in the 1970's.

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FLOOR PLAN

FIRST FLOOR



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FLOOR PLAN

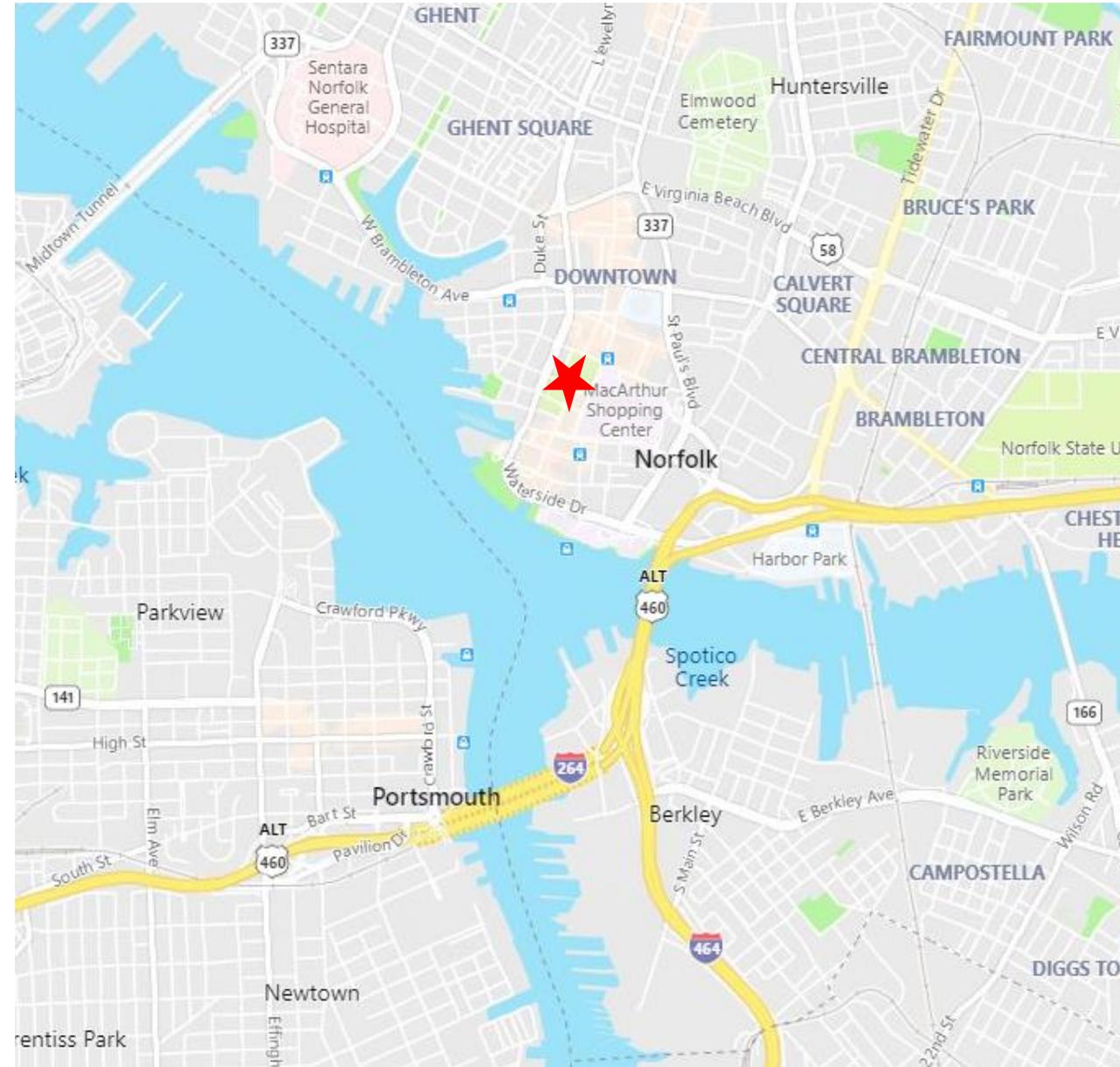
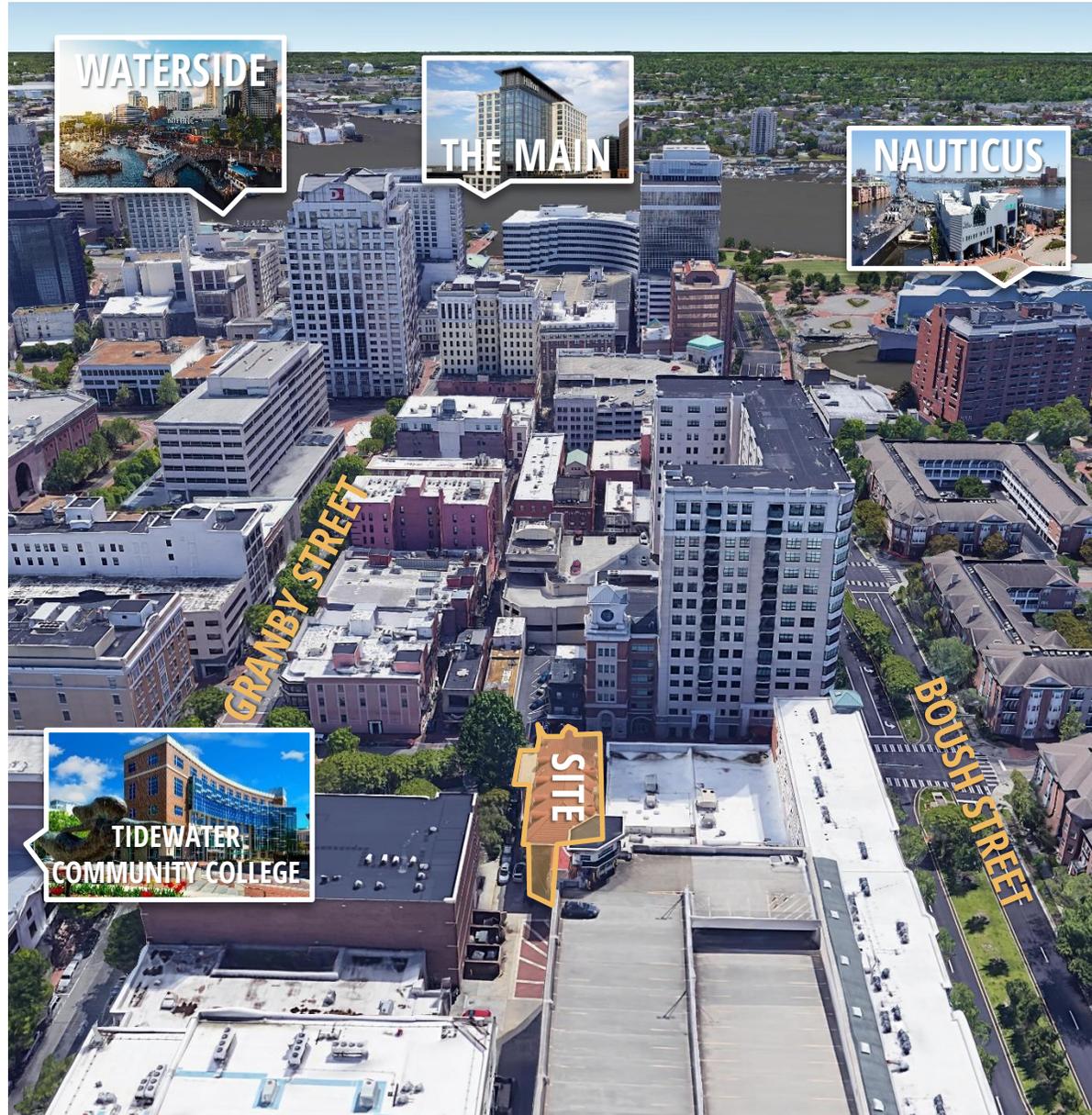
SECOND FLOOR



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LOCATION



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COASTAL VIRGINIA



MAJOR CITIES: COASTAL VIRGINIA

Coastal Virginia is a region of 9 cities and 2 counties also known as Hampton Roads. Time Magazine recently reported Hampton Roads is the fastest-growing destination for millennials. [Click Here for Article](#) Hampton Roads is situated in the middle of the Eastern seaboard where the James, Nansemond and Elizabeth rivers pour into the mouth of the Chesapeake Bay. It is recognized as the 33rd largest Metropolitan Statistical Area (MSA) in the United States, eighth largest metro area in the Southeast United States and the second largest between Atlanta and Washington, DC. Six of the 10 largest population centers in the United States are located within 750 miles of Hampton Roads.

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