



For sale

**3703 County Street
Portsmouth, VA 23707**

Former Internal Medicine Medical office

Investment Highlights

- Situated in a strategic area of Portsmouth two blocks from Bon Secours-Maryview Hospital, this property benefits from high visibility and accessibility.
- 5 rooms, storage attic, kitchenette, 2.5 bathrooms, reception area, ADA ramp and fenced in outdoor area.
- Located in the UR-M zoning district, the property allows for a mix of residential and commercial uses, providing diverse opportunities for development and investment.
- Proximity to Amenities: The property is close to essential amenities, including schools, parks, shopping centers, and public transportation, making it appealing for both residential and commercial tenants.
- Investment Incentives: Potential tax incentives and grants may be available for new developments or renovations, enhancing the financial viability of investment projects.

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Traffic Counts

Collection Street	Cross Street	Traffic Volume
High Street	Loudoun Ave E	23,017
High Street	Cumberland Ave W	20,780
High Street	Cumberland Ave E	13,412

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