

# 1437 Sams Dr

1437 Sams Dr, Chesapeake, VA 23320



Presented By:  
Sunrise Real Estate Group



# 1437 Sams Dr

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## Property Details

**Price: \$450,000**

■ Prime High-Traffic Location: Situated in a highly desirable retail corridor with a deeply loyal local customer base.

View the full listing here: <https://www.loopnet.com/Listing/1437-Sams-Dr-Chesapeake-VA/40942364/>

|                      |                          |
|----------------------|--------------------------|
| Price:               | \$450,000                |
| Property Type:       | Retail                   |
| Property Subtype:    | Restaurant               |
| Sale Type:           | Investment               |
| Cap Rate:            | 24.44%                   |
| Lot Size:            | 320,888 SF               |
| Gross Building Area: | 1,500 SF                 |
| Sale Conditions:     | Lease Option             |
| No. Stories:         | 1                        |
| Year Built:          | 2002                     |
| Tenancy:             | Single                   |
| Parking Ratio:       | 0/1,000 SF               |
| Zoning Description:  | B3                       |
| APN / Parcel ID:     | 0270000000817            |
| Walk Score ®:        | 60 (Moderately friendly) |

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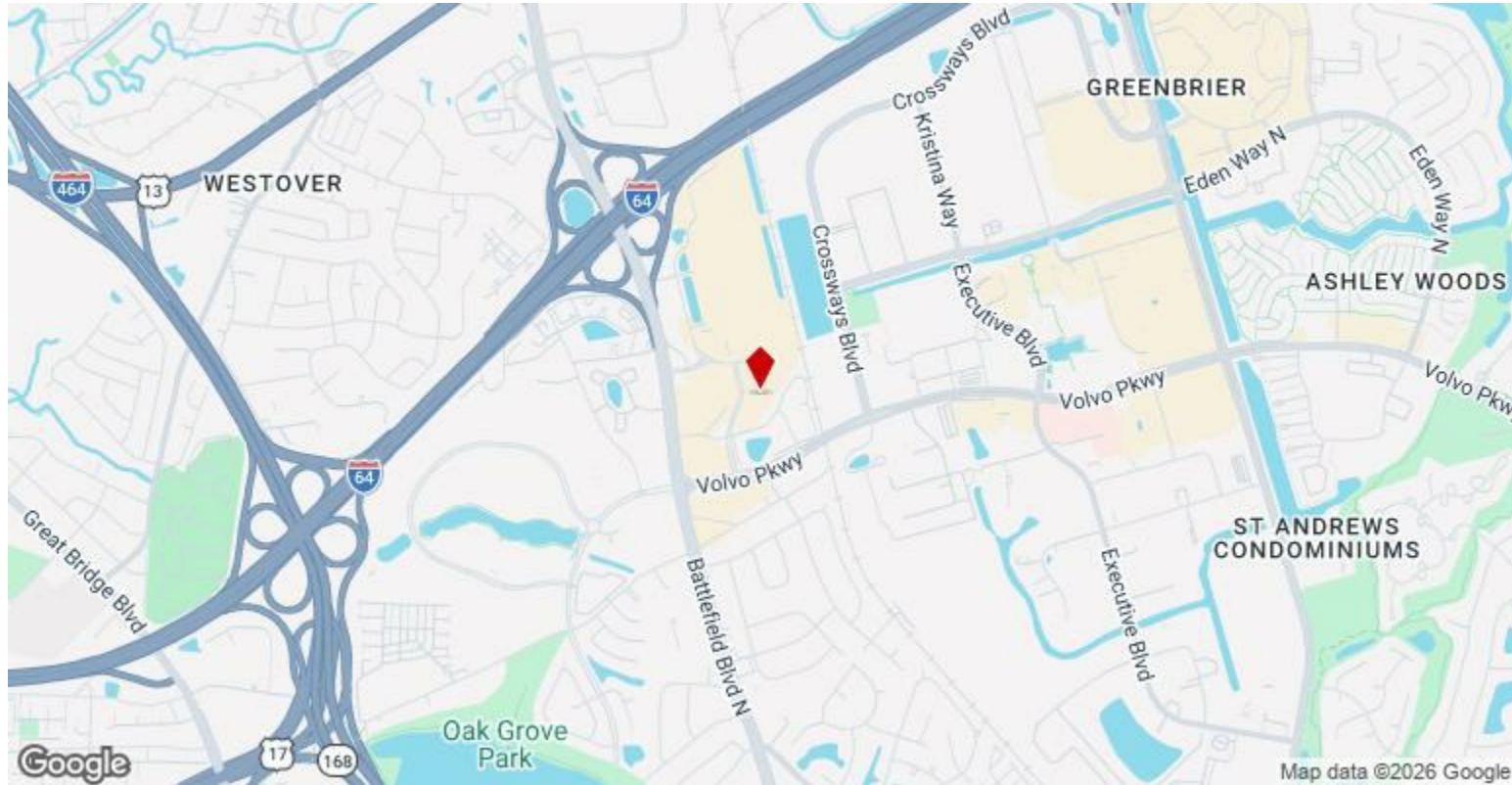
## Major Tenant Information

| Tenant                | SF Occupied | Lease Expired |
|-----------------------|-------------|---------------|
| Edible                | -           |               |
| Great Clips           | -           |               |
| Hae Jeoun Llc         | -           |               |
| Painting with a Twist | -           |               |

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## Location



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## Property Photos



Primary Photo

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## Mustafa Cuce

[mustafa@sunriserealestategroup.com](mailto:mustafa@sunriserealestategroup.com)  
[up.com](http://up.com)

(757) 710-7043

## Sunrise Real Estate Group

293 Independence Blvd, Suite  
225, Building 5  
Virginia Beach, VA 23462

