Specter Properties, Inc.

P.O. Box 2455
9401 Courthouse Road, Suite C
Chesterfield, VA 23832
804-777-7070

- Parcel # 03000300005 & 0300020A001
- Building: 2,947 +/- sq. ft.
- Year built: 1970
- Acres: 1.20
- Zoned: Commercial
- Former family run restaurant operated since 1978.
- FF & E located in the premises will remain and pass with sale.
- Surrounded by medical , retail, restaurants and offices

OFFERING AT

$ 695,000

3737 Boulevard

Colonial Heights, VA

Mark Specter
Broker
mspecter@specterproperties.com

Kevin Specter
Associate Broker
kspecter@specterproperties.com

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PROPERTY OVERVIEW

Property Address:	**3737 Boulevard Colonial Heights, VA**
Price:	**$695,000**
Building Size:	**2,947 square feet**
Land Size:	**1.20 acres**

- **Former family run restaurant operated since 1978.**
- **Dining area currently has 17 tables with 70 seats.**
- **Private room currently has 3 round tables and 3 long tables which is adjacent to the bar area.**
- **Kitchen has a work area, separate storage area and half bath.**
- **The Grill and work station is off the dining room.**
- **FF & E located in the premises will remain and pass with sale.**
- **Property includes two parcels which gives you room for some expansion and parking, if needed.**
- **Located at the northern end of Colonial Heights on Swift Creek.**

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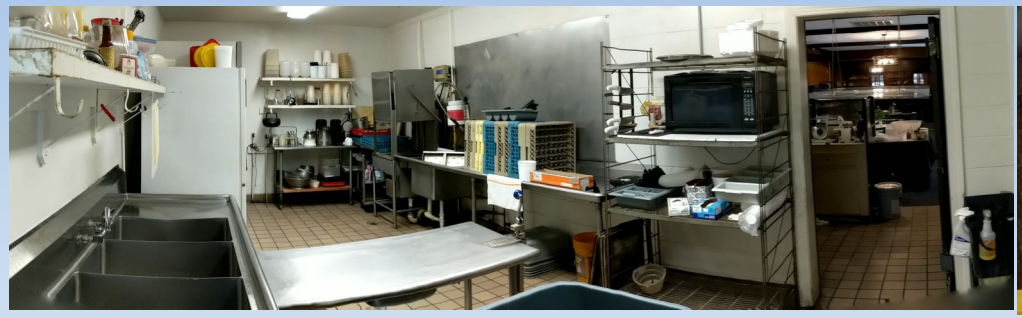
Swift Creek View



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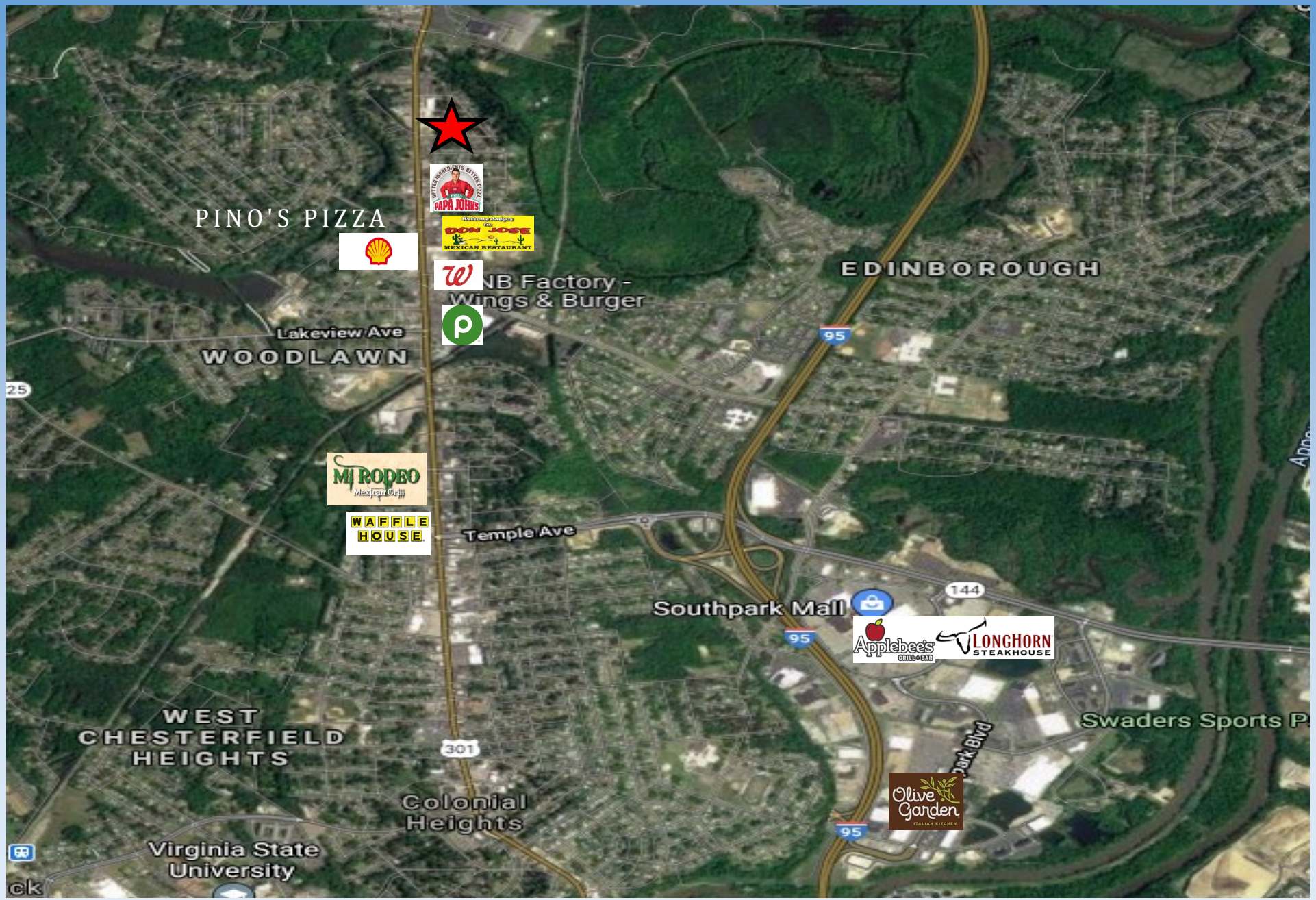

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