For Sale / Lease
17305 Warwick Boulevard
Newport News, Virginia

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Vince Campana
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
757.327.0333
Vince@CampanaWaltz.com
www.CampanaWaltz.com

This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.

FOR SALE / LEASE
17305 Warwick Boulevard
Newport News, Virginia

Location: 17305 Warwick Boulevard, Newport News, Virginia

Description: The Property contains a vacant 5,590 square feet retail/warehouse building that has a fenced in backyard and a separate auto garage that is currently leased. These buildings sit at the corner of a signalized intersection which receives a high volume of transportation near the historic Lee Hall.

Land Area: 1.53 acres

Sales Price: $315,000.00

Lease Price: $2,500.00/month

Parking: Ample Parking

Zoning: R7 – Medium Density Multi Family Dwelling.

General Information:

- ➢ Rare opportunity
- ➢ Great road frontage on Warwick Blvd.
- ➢ Historic Area
- ➢ Very functional building for a construction, retail, manufacturing operation.

Also included:
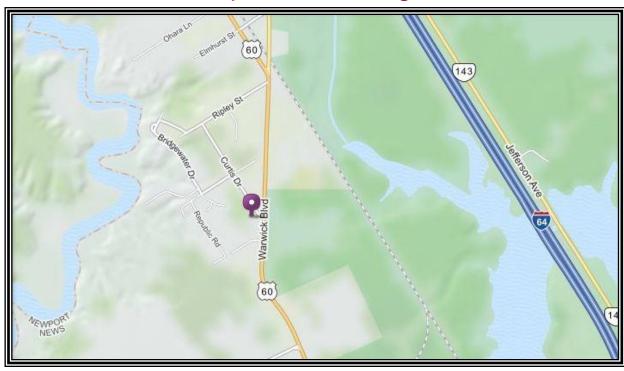
- ➢ Aerial Map
- ➢ Location Map

For Additional Information, Please Contact:
Vince Campana
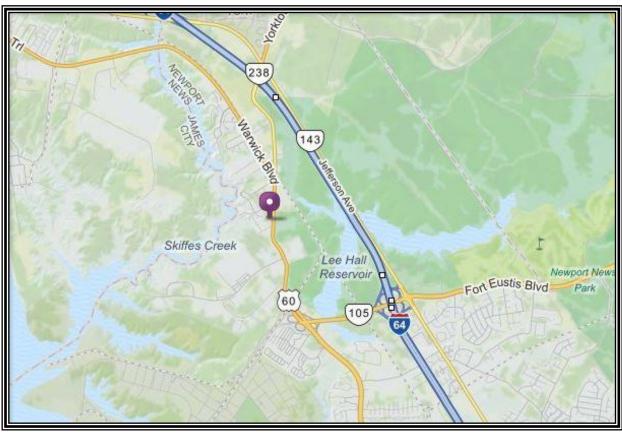Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333
Vince@CampanaWaltz.com
www.CampanaWaltz.com

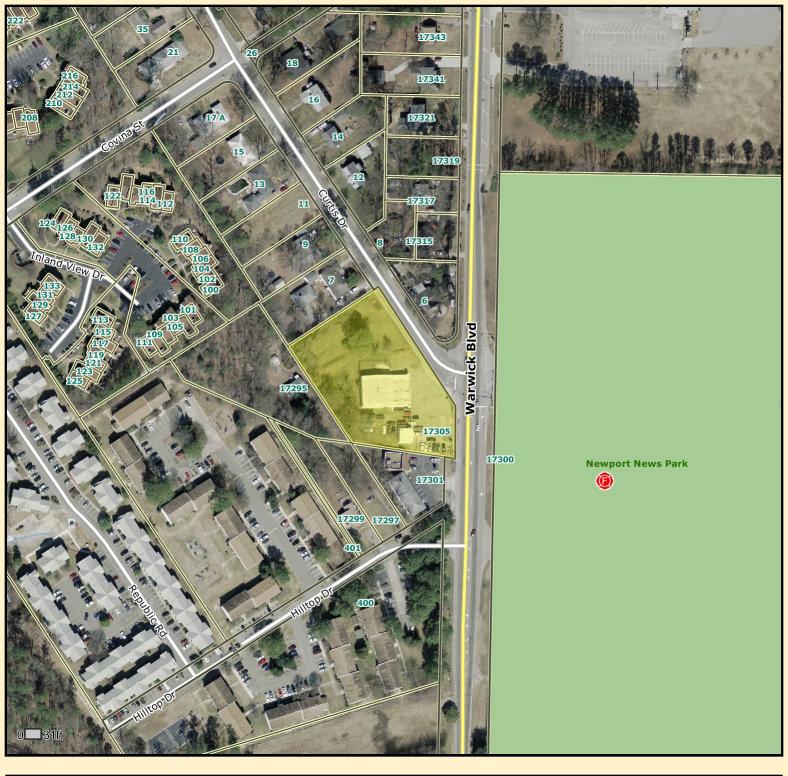*This information was obtained from sources deemed to be reliable, but is not warranted.*
This offer subject to errors and omissions or withdrawal without notice.

FOR SALE
17305 Warwick Boulevard
Newport News, Virginia

Map labels:
- 222, 35, 21, 26, 18, 17343
- 216, 214, 212, 210
- 17341
- 208
- Covina St
- 16, 17321
- 17 A
- 14, 17319
- 15
- 122, 116, 114, 112
- 13, 11, 12, 17317
- Curtis Dr
- 124, 126, 128, 130, 132
- Inland View Dr
- 110, 108, 106, 104, 102, 100
- 9, 8, 17315
- 133, 131, 129, 127
- 7, 6
- 113, 115, 117, 119, 121, 123, 125
- 101, 103, 105, 109, 111
- Warwick Blvd
- 17295
- 17305
- 17300
- Newport News Park
- 17301
- Republic Rd
- 17299, 17297
- 401
- Hilltop Dr
- 400
- Hilltop Dr
- 0 — 31ft

Legend

Highlighted Feature	Right of Way	Other
Schools	Parcels	Residential Roads
Hospitals	Road Center Lines	Railroads
Police Stations	Interstates	Streams
Fire Stations	Primary Roads	Water Bodies
Libraries	Vehicular Trails	Airport Runways
Museums	Ramps/Service Roads	Parks
	(cont)	

17305 Warwick

City of Newport News

CORPORATION OF NEWPORT NEWS · VIRGINIA · 1958

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

> then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

> then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

> then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

_____   _____

Campana Waltz Commercial Real Estate, LLC