

# 9805 Warwick Blvd Newport News, Virginia For Sale



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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*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**  
**9805 Warwick Blvd**  
**Newport News, Virginia 23606**

**Description:** This property consists of a four (4) bay auto garage with automotive lifts that are operational and in place. The automotive lifts convey with the purchase of the property. Additionally, the property was once utilized for State Inspections and is equipped with required state inspection grading. This location receives a high volume of traffic up and down Warwick Boulevard and has great signage!

**Unit Size:** There is approximately 2,500 sq.ft. of automotive garage & office space.

**Built:** 1978

**Sales Price:** \$350,000.<sup>00</sup>

**Parking:** Parking is ample for Automotive Repair and Temporary Auto Storage.

**Zoning:** C-2

**Location:** This building is located near the intersection of Mercury Blvd and Warwick Blvd in the Hilton Area of Newport News, Virginia.

**Additional Information:**

Aerial

- Located in Virginia Enterprise Zone
- Map Showing easy access to I-64
- Floor Map
- Site Plan
- Location Map
- Demographics

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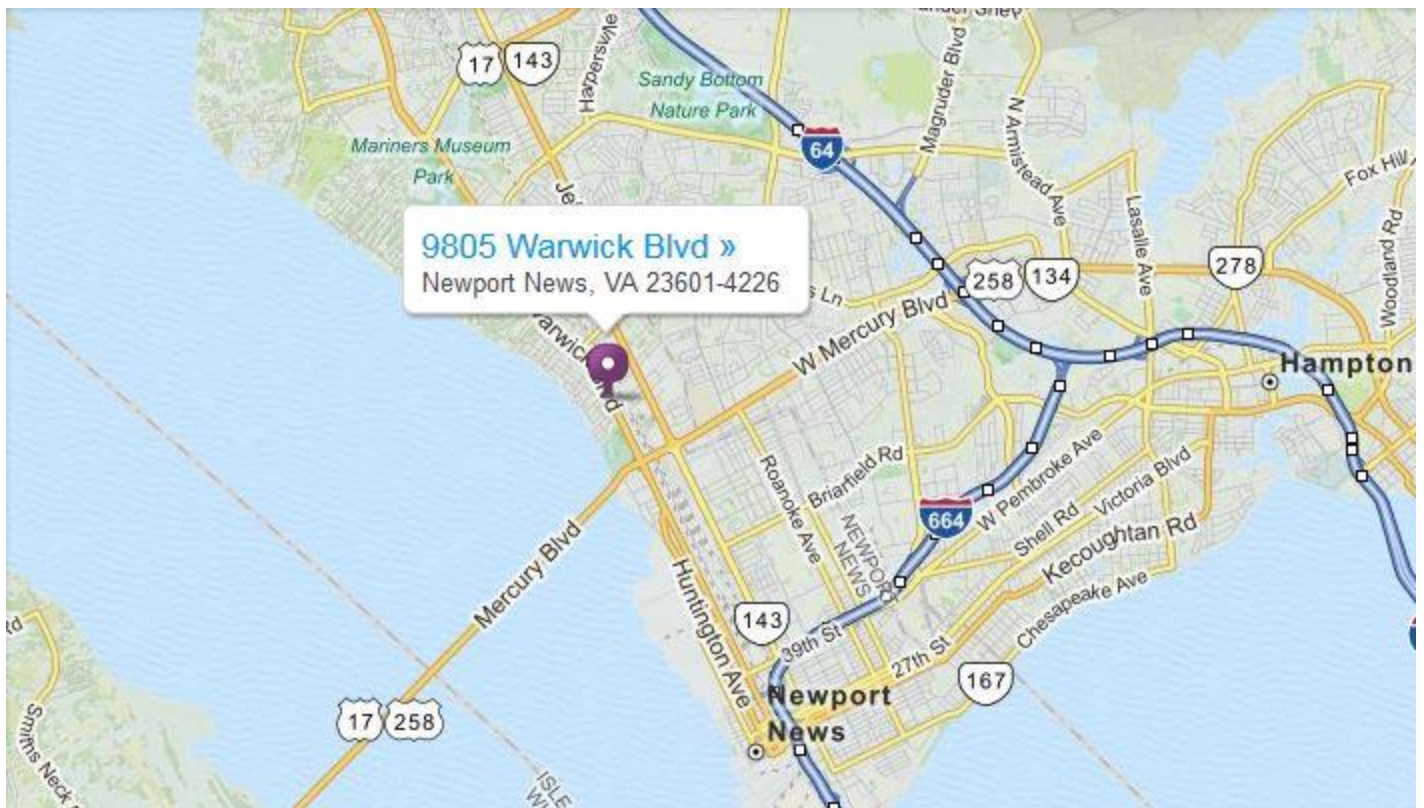
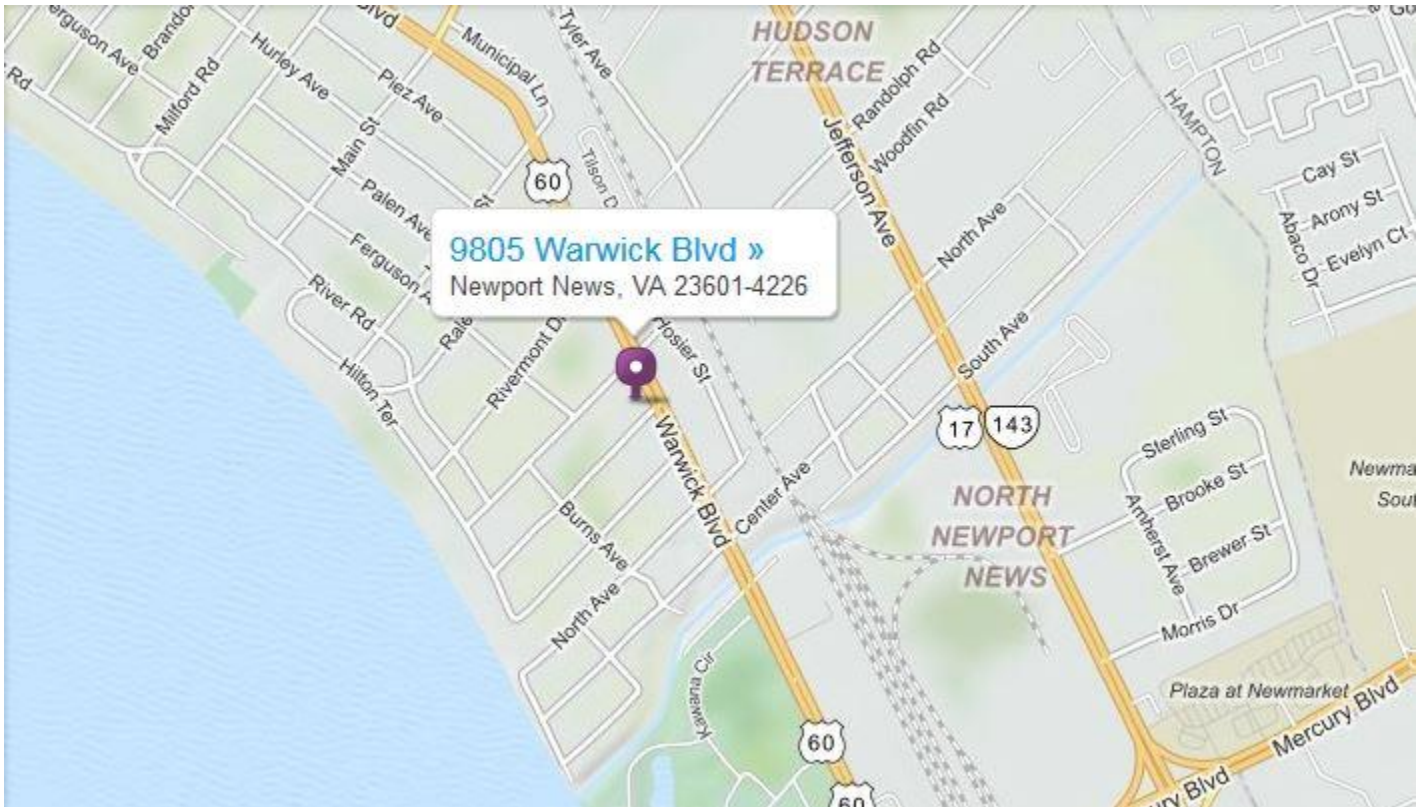
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## AGENCY DISCLOSURE

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 only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose 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:

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Campana Waltz Commercial Real Estate, LLC