

For Sale

130 and 206 23rd Street
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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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.

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FOR SALE
130 and 206 23rd Street
Newport News, Virginia

Location: 130 and 206 23rd Street, Newport News

Description: There are two buildings on site.

The main building has the following features:

- 9,000 square feet
- Block and brick building constructed in 1954
- 500 square feet of office space
- three restroom facilities
- 3 phase power
- 1 24" overhead door 14' x 24'
- 1 grade level door 14' x 12'
- Gas heat in warehouse
- Floor drains
- Mercury sodium vapor lighting

The second building is a 1,200 square foot former refrigeration facility.

The property is located in HUB and Virginia Enterprise Zones which offers benefits for owners. The site is just a baseball throw away from the I-664 on ramp making it excellent to travel the Peninsula and Southside.

Total Land Area: .5969 acres

Sales Price: ~~\$490,000.00~~ **NEW PRICE: \$430,000.00**

Parking: ± 30 spaces which can be leased for additional income.

Zoning: C-3 Regional Business District. Multiple allowable uses by right are attached in the marketing package.

General Information:

- Rare opportunity
- Excellent access to I-664
- Directly across from Newport News City Hall

Also included:

- Aerial Maps
- Location Map
- Site Plan

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Front and side of building



Front of building
Overhead door is 24" high and 14' x 24'

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Side of building with grade level door 14' x 12'

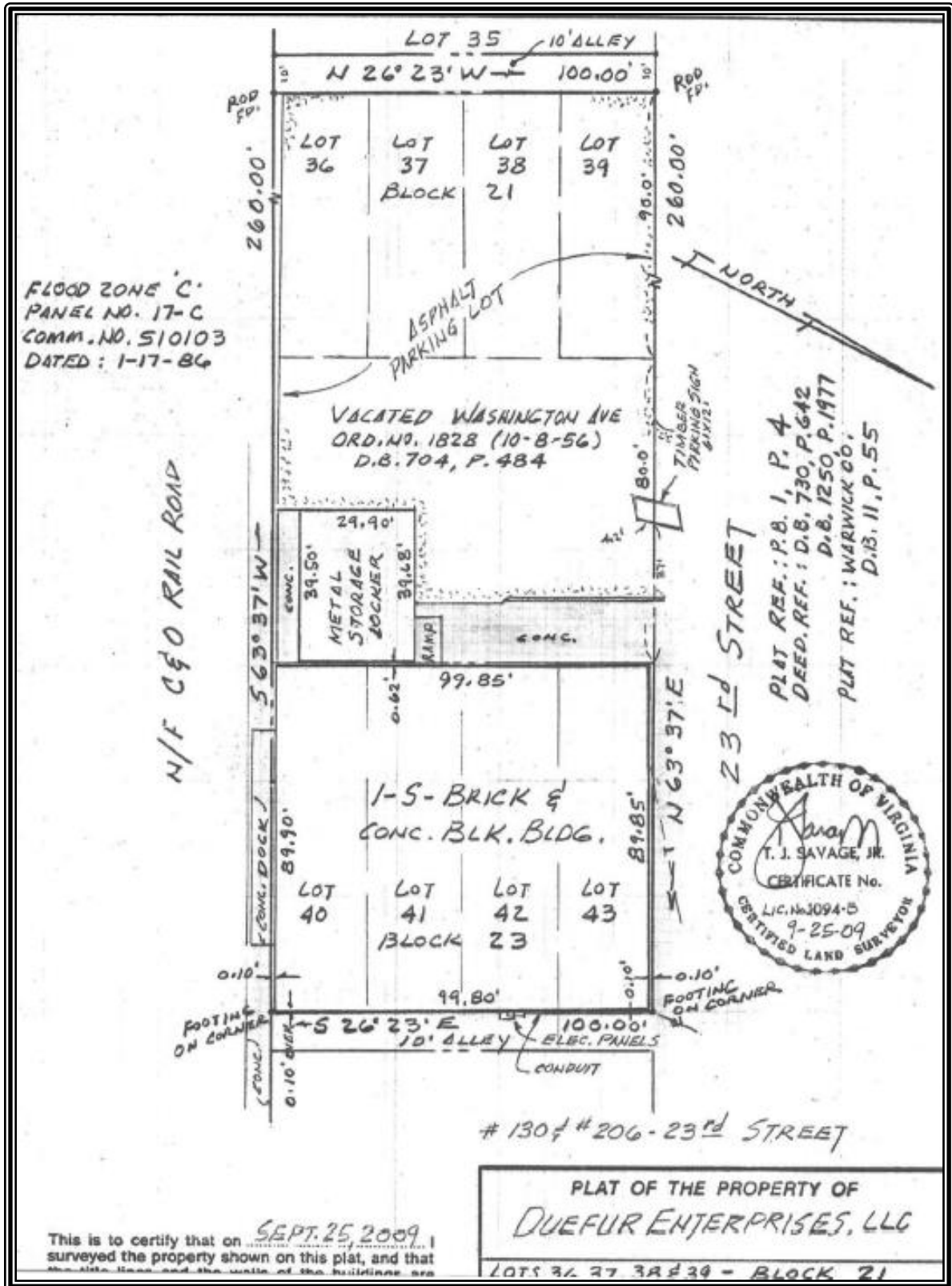


Parking Lot with ± 30 spaces

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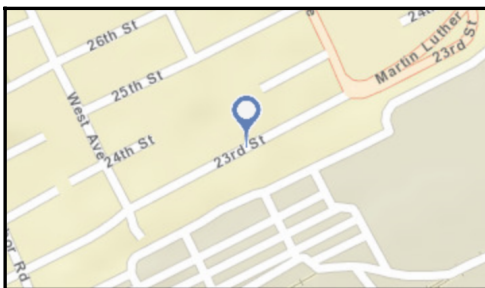
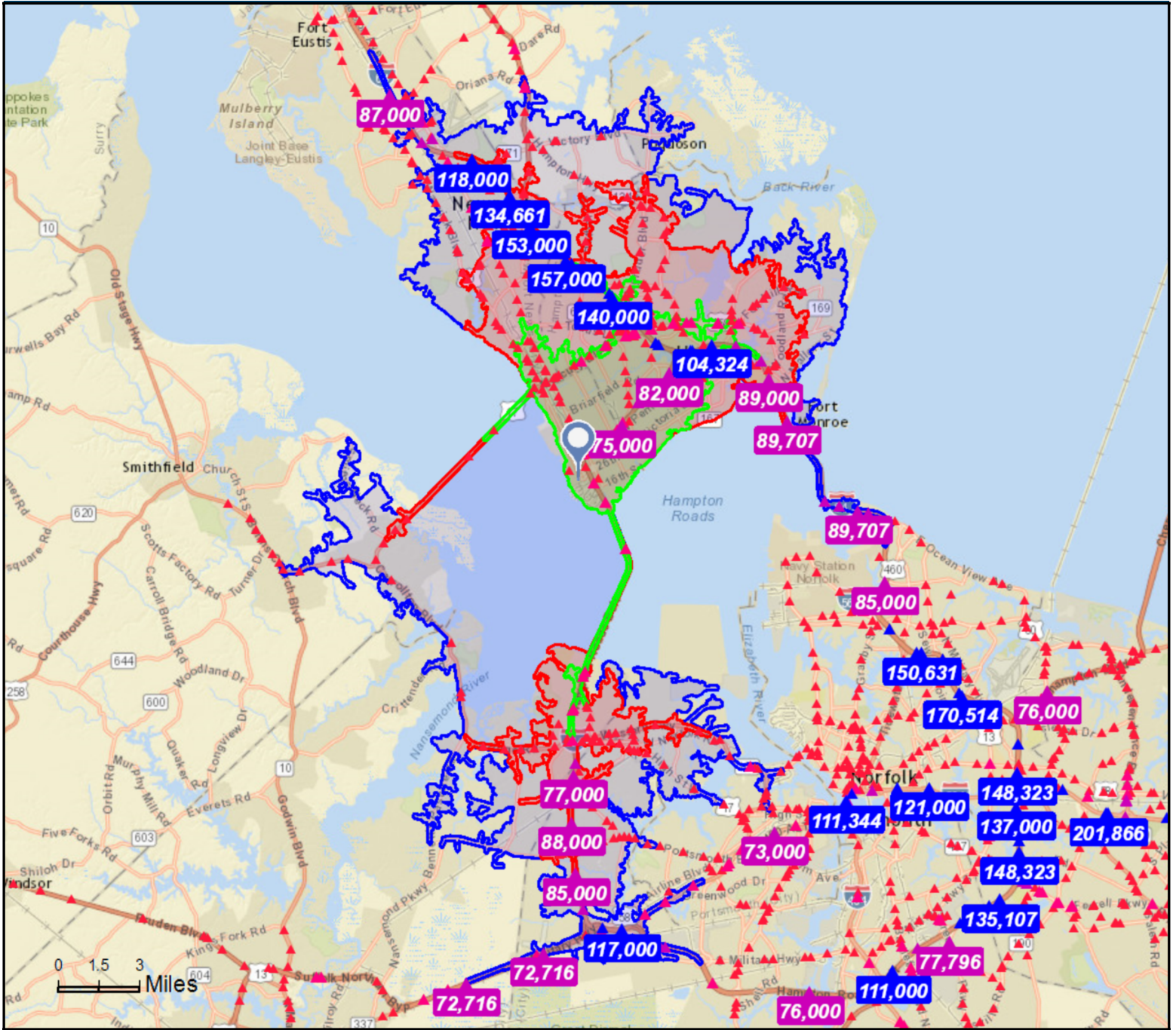


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206 23rd St, Newport News, Virginia, 23607
 Drive Times: 10, 15, 20 minute radii

Prepared by Janice Lewis, CCIM
 Latitude: 36.97661
 Longitude: -76.42951



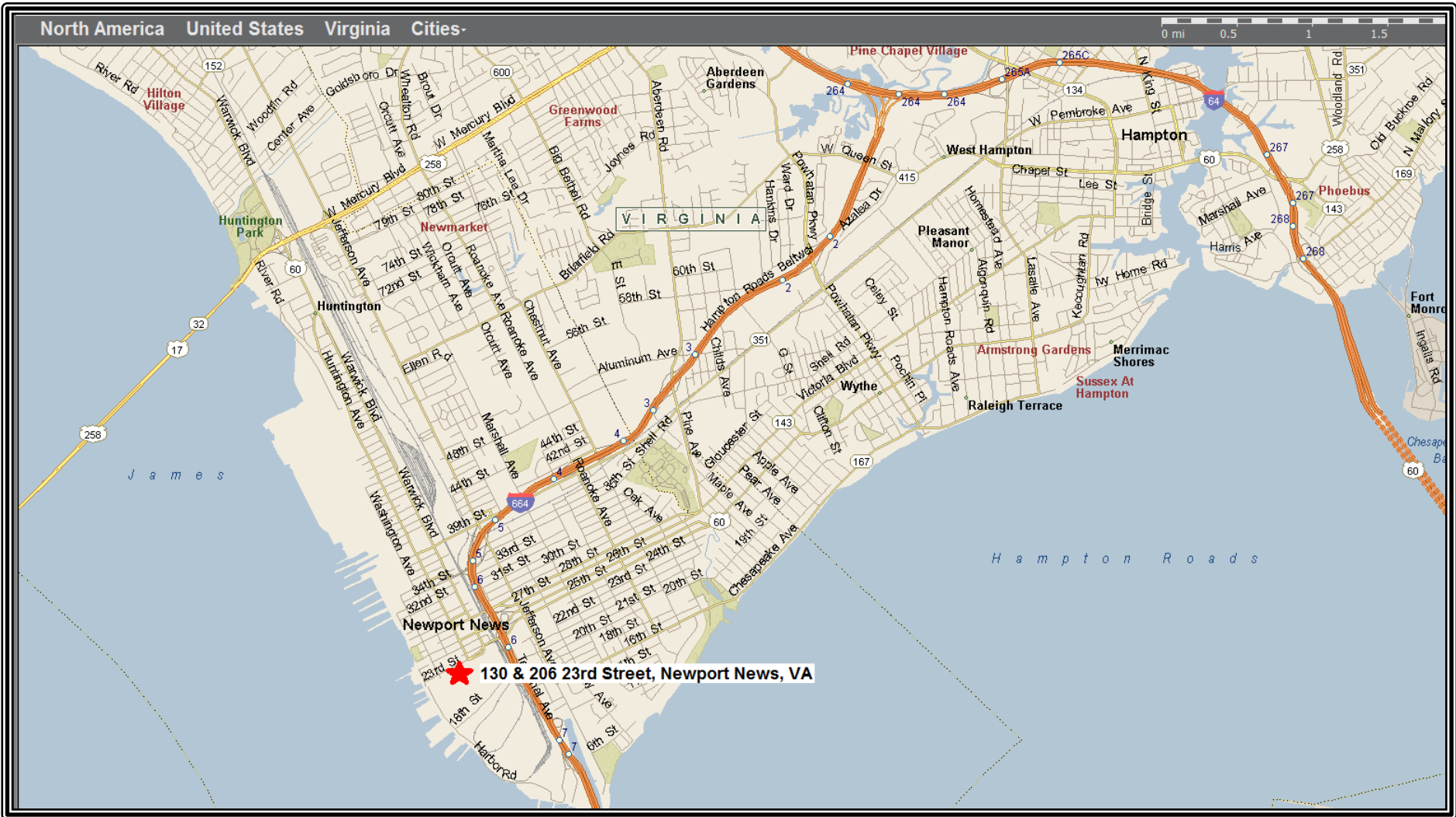
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

July 06, 2016

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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:

Campana Waltz Commercial Real Estate, LLC