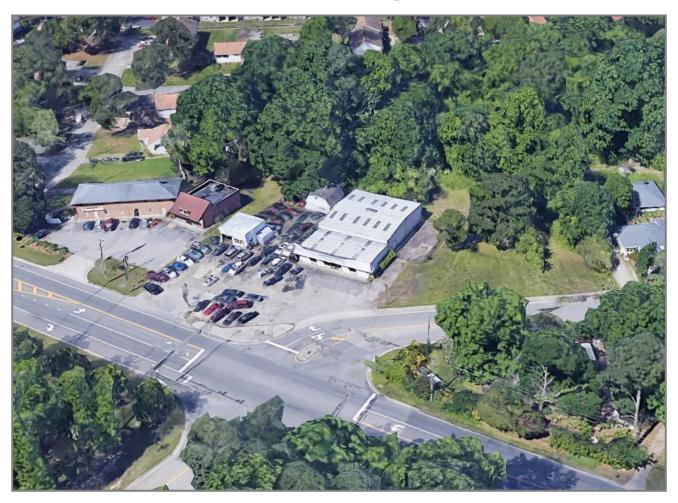
For Sale

17305 Warwick Boulevard Newport News, Virginia 23603



For Additional Information Please Contact



Vince Campana

1313 Jamestown Road Suite 201 Williamsburg, Virginia 23185 www.CampanaWaltz.com

757.209.2990

For Sale

17305 Warwick Boulevard Newport News, Virginia 23603

Location: 17305 Warwick Boulevard Newport News, Virginia 23603

Description: This offering is a rare find! The property is zoned R7 Medium Density with

the City of Newport News. It currently consists of multiple commercial

buildings that are used primarily for ownership storage and as an automotive service center. An automotive operator could use some of the existing structures under a grandfathered right with the city. The future development of this location is slated for Multi-Family residences! Situated at a signalized

corner near interstate I-64 this site would be ideal for developers seeking to

erect apartments or town homes. The property is priced to move!

Land Size: 1.53 acres total.

Zoning: R7 – Medium Density Residential

Assessed Value: \$309,100.00

Sale Price: \$250,000.00 Priced To Move!



Vince Campana

1313 Jamestown Road Suite 201 Williamsburg, Virginia 23185 www.CampanaWaltz.com

757.209.2990

Photographs

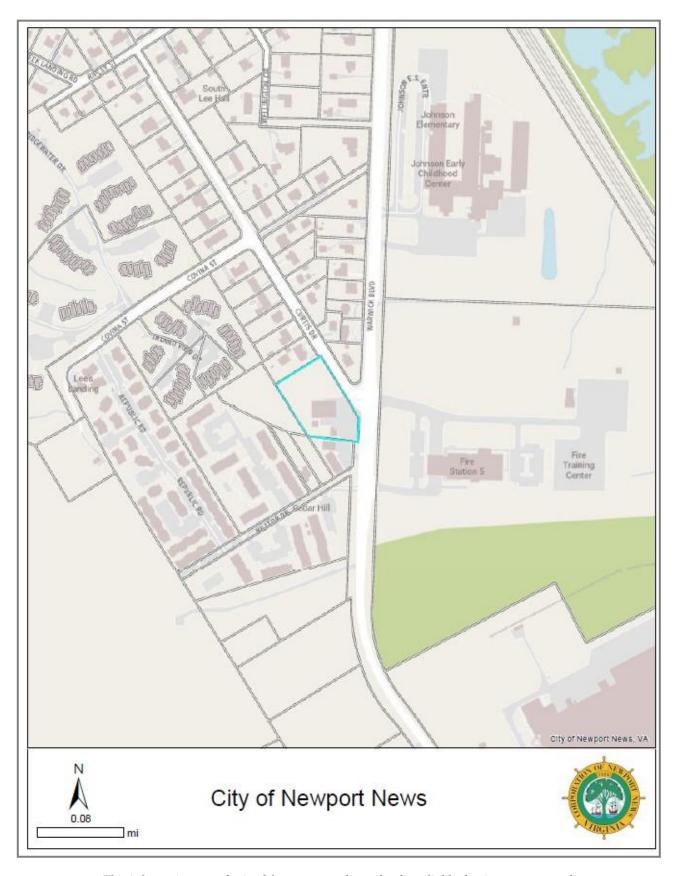




This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

Aerial

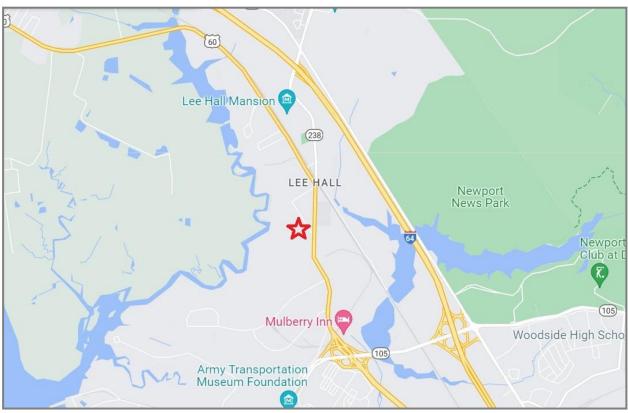


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This offer subject to errors and omissions, or withdrawal, without notice.

Maps





This information was obtained from sources deemed to be reliable, but is not warranted.

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Sec. 45-402. Summary of uses by district.

SUMMARY OF USES BY DISTRICT*

ZONING DISTRICTS																					
	RI	SINIGIE SINIGIE	<i>гі</i> иві Е 21 и ві Е	R4	rom B2	ичиес Ве	WEDIIT BY	ВВ НІСН	68—	10	70—	£0	TO	73	ED	70 70—	VO 	TM—	ART. REF	SE C.	
PERMITTED USES A. AGRICULTURAL																					
1. AGRICULTURE, FARM	ပ									_											
* ARTICLES XXVIII AND XXXI SHOULD BE C	CONSULTED FOR ANY MODIFICATION OR	LTED F	OR AN	MODI	FICATIO	N OR A	ADJUSTMENTS	JENTS	삥	DISTRICT RE	GULATI	ONS O	R ANY S	PECIAL	OVERL	AY ZON	IING RE	REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS	NS.		П
PERMITTED USES B. RESIDENTIAL																					
1. SINGLE-FAMILY	Ь	۵	Ь	Ь	Ь					Ь											
2. TWO-FAMILY					۵		<u>а</u>	_							۵						
2.1. SINGLE-FAMILY ATTACHED					۵		<u>а</u>			٥					Ь						
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					۵		<mark>-</mark>	<u>-</u>	<u>а</u>	O			C		۵	O					
3. MULTIPLE-FAMILY					Ь		l d	Ь	Ь	0					Ь	С					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					Ь		P F	Ь	A .	C			С		Ь	C					
4. HIGH RISE APARTMENT									Ь						Ь	d					
5. MANUFACTURED HOME & MANFCT. HOME PARK						Ь													C. CODE XIII	ш	
6. PLANNED RESIDENTIAL DEVELOPMENT	Ь	Ь	Ь	Ь	Ь	Ь	P F	Ь	Ь						Ь						
7. DORMITORY	C	C	2	C	2	С)	C	၁ ၁		Ь	Э			Ь						
8. GROUP HOME	J	S	С	C	C)) C	C	0	Ь		С	С	C						
9. HALFWAY HOUSE					U		O O	U	J				C	ပ	ပ						
10. HOME OCCUPATION	Ь	Ь	Ь	Ь	Ь	Ь	l d	Ь	Ь										×	45-518	18
11. BED & BREAKFAST	С	С	С	С	С)	C	С				Ь	Ь	Ь						
12. BOARDING HOUSE) <mark>C</mark>	С							С						
13. ASSISTED LIVING FACILITY	Ь	Ь	Ь	Ь	Ь					Ь											

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14. CUSTODIAN APARTMENT							_	_					<u>-</u>	<u>а</u>	Ь	۵	۵	Ь			
15. SPECIAL RESIDENTIAL FACILITY	۵	۵	۵	۵	۵																
16. CAMPUS MINISTRY HOUSE	U	U	J	U	U																
17. HOMELESS SHELTERS							O O	\vdash													
18. CONGREGATE HOUSING FOR CHILDREN	U	U	O	U	U		O O	U					U	U							
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	۵	۵	۵	۵	_					۵											
20. ADAPTIVE RE-USE	J	C	J	U	U								U	U							
21. RECOVERY HOME	ပ	U	ပ	U	U		O O	U		U	۵		U	υ υ	U						
22. SHORT-TERM RENTAL	Ь	۵	Ь	۵	۵		<u>а</u>	_		۵					_						
PERMITTED USES C. HEALTH																					
1. HOSPICE											۵		<u> </u>	Ь		_					
2. MEDICAL CENTER COMPLEX											۵		_	<u>ا</u>							
3. HOSPITAL							O O	U			۵		_	4	۵				>	45	45-520
4. MEDICAL & DENTAL LABORATORY								\vdash		۵	۵		۵	4	Ь	Ь	۵			L	
5. NURSING HOME, CONVALESCENT HOME					U		d d	۵			۵		۵	4	O				>	45	45-520
6. OPTICIAN								Δ.	_	۵	۵	۵	_	<u> </u>	<u>а</u>						
7. OUTPATIENT CARE CLINIC							O O	۵	_	۵	۵	۵	۵	٩	<u>а</u>	_					
8. PHARMACY/DRUG STORE								۵.			۵		۵	а	<u>а</u>						
9. PHYSICAL THERAPY							O O	۵.		۵	Ь	۵	<u>-</u>	Ь	Ь						
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							O O	۵.		۵	۵	۵	۵	۵	Ь						
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS										U			U	U	U						
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS								Δ.		۵			۵	۵							
13. ADULT DAY CARE FACILITY								<u> </u>		_	۵		_	۵	O a						
14. FAMILY HOME ADULT DAY CARE FACILITY	۵	۵	۵	_	_	<u>-</u>	<u>a</u>	Δ.		۵											
15. ASSISTED LIVING FACILITY, CONGREGATE					U		<u>a</u>	۵.		U	۵		<u> </u>	۵	O O						
PERMITTED USES D. UTILITIES																					
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	Ь	Ь	Р	Ь	Ь	Р	<mark>Р</mark>	Ь													
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	С	U	U	o o	o o	J									-				

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3. COMMERCIAL RADIO OR TV STATION			L						U		4	H		6	_	_	4	U			
4. ELECTRICAL GENERATING PLANT												H		\vdash				U	U		
5. ELECTRICAL SUBSTATION	ပ	U	ပ	U	U	ပ	O	U	U	U	Ë	<u>م</u>	_	۵	_	U	U	۵	۵		
6. ELEVATED WATER STORAGE TANK	2	C	Э	C	С	С	C	C	С))	د د	<u>а</u>	5	C	C	C	J	J	J		
7. LOCAL UTILITIES	Ь	۵	Ь	۵	Ь	۵	Ь	۵	Ь	Ч	Ь	۵	۵	۵	۵	۵	۵	۵	۵		
8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT									O O))	ე ე	0		0	ပ	J	U	၁	C		
9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT									۵	4	4	<u>-</u>	<u>-</u>	۵	۵	۵	۵	۵	۵		
10. SANITARY LANDFILL										C		H						U	U		
11. SEWAGE TREATMENT PLANT										J								U	J		
12. SOLID WASTE TRANSFER STATION										C		H	H	H				၁	၁		
13. TRANSMISSION LINES	Э	2	Э	С	2	С	C	C	С) o	၁ ၁	0	<u>ر</u>	O	2	2	С	C	Ь		
14. WATER RESERVOIR		Ь								Ь											
15. WATER TREATMENT PLANT										U								U	U		
16. ELECTRICAL GENERATION FROM										U		_									
									\dashv	\downarrow	\downarrow	4	4								
OCATIONAL SER	VICES							ľ	-	-	ŀ	ŀ	ŀ	ŀ	-	-	-	ļ			
1. CHILD CARE CENTER					ပ	U	o	J	_		ر د	٥	<u> </u>	Δ.	_	۵	۵.	U	ပ		
2. COLLEGE, UNIVERSITY	С	C	С	C	С	С	C	С	Ь	Ь		ЬР	_		Ь	Ь	C			^	45-520
3. FAMILY HOME CHILD CARE FACILITY	Р	Ь	Ь	Ь	Ь	Ь	P	Ь	Ь											۸	45-523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									Ь			ЬР	<u>م</u>	Ь	۵	O	U				
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	Э	С	C	C	Э	С	<mark>o</mark>	C	C		С	_	Ь	Ь	Д	۵					
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	Ь	Ь	Ь	Ь	Ь	Ь	<u>d</u>	۵	۵	Ь					۵					^	45-520
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	Ь	Ь	Ь	۵	Ь	Ь	Ф	۵	۵	Ь					۵					>	45-520
8. VOCATIONAL SCHOOL									Ь		С	0	_	۵	۵	U	۵	۵	۵		
9. BUSINESS SCHOOL									۵		А	۵.	Δ.	۵	۵	۵	۵	۵			
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	Ь	Ь	Ь	۵	Ь	Ь	Ф	۵	۵	<u></u>					۵	J	U				
JUNITY FACIL	ITIES																				
1. CEMETERY	2	2	Э	C	2	С	O	C	С												
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	Ь	Ь	Ь	۵	Ь	Ь	<u>a</u>	۵	۵))	o o	0		۵	Δ.	U	U	U	ပ	>	45-520

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3. COMMUNITY REC. CENTER (TENNIS), C C C C C P P P P P P P P P P P P P P	2.1 OFF-SITE CHURCH PARKING LOT	J	U	U	U	U					U										>	45-527
ACLITITIST C. C. C. C. C. C. P.	3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL)	U	U	U	U	_	۵	۵			_			۵	۵	۵	U	U	U	U	>	45-520
C C C C C C C C C C	4. CORRECTION FACILITIES							Г			_					۵						
COME	5. FIRE STATION	J	U	U	U	_	_	_	_	L	H			_	۵	۵	۵	۵	۵	Ь	^	45-520
NOTION CHAINING FOLD C C C C C C C C C C C C C C C C C C C	6. FUNERAL HOME												_	۵	۵	_			U			
UB HOOD SWINIMING POOL C C C C C C C C C	SRARY	Ь	۵	۵	۵	۵	۵	Ь	\vdash	4		\vdash		۵	۵	۵	۵				۸	45-520
HOOD SWIMMING POOL C C C C C C C P P P P P P P P P P P P	SIVATE CLUB	J	U	U	U	U	U	O	H	U		U		۵	۵	۵					>	45-520
ATION AT	EIGHBORHOOD SWIMMING POOL	C	U	J	U	_	۵	<u>В</u>	۵		_			۵	۵	۵					٨	45-520
K9 TRAINING FACILITY K9 TRAINING FACILITY ROTABLE GOLITY P	OLICE STATION					۵	_	<u>a</u>	_	_		H	H	۵	۵	۵	۵	۵	۵	Ь	^	45-520
CICE/PARCEL PICK UP	POLICE K9 TRAINING FACILITY							Г			<u>а</u>								۵	Ь	۸	45-535
NUMATE GOLF COUNSE C C C C C C C C C C C C C C C C C C C	OST OFFICE/PARCEL PICK UP ON									۵				۵	۵	۵	۵	۵	۵	Ь		
ARK	UBLIC/PRIVATE GOLF COURSE	2	J	C	ပ	۵	۵	Ь	Ь			_	_	۵	۵	۵					۸	45-520
TED USES S. BUSINESS SERVICES INIV. SUPPORT OFFICES INIV. SUPPORT OFFICE OR CREDIT INIV. SUPPORT OFFICE OR CREDIT INIV. SUPPORT OFFICE OR CREDIT INIV. SUPPORT OFFI CE INIV. SUP	UBLIC/SEMI-PUBLIC MUSEUM OR ALLERY	С	O	U	U	U	U	O	U					۵	۵	۵	۵				^	45-520
TED USES G. BUSINESS SERVICES III. SUPPORT OFFICES C P	UBLIC PARK	d	۵	Ь	۵	۵	_	Ь						۵	۵	۵	۵	۵			۸	45-520
ININ. SUPPORT OFFICES AATIONAL OFFICES AATIONAL OFFICES K, LOAN OFFICES	IITTED USES G. BUSINESS SERVICES																					
K, LOAN OFFICE OR CREDIT C P C P C P <td>OMIN. SUPPORT OFFICES RMATIONAL OFFICES</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>O .</td> <td></td> <td></td> <td></td> <td>۵</td> <td>۵</td> <td>۵</td> <td>۵</td> <td>Ь</td> <td>Ь</td> <td>Ь</td> <td></td> <td></td>	OMIN. SUPPORT OFFICES RMATIONAL OFFICES									O .				۵	۵	۵	۵	Ь	Ь	Ь		
a a a a a a a a a a a a a a a a a a a	.NK, LOAN OFFICE OR CREDIT N									۵				۵	۵	۵	۵	Ъ	O	Э		
4 4 3 3 3 3	JSINESS ADMIN. OFFICES									C				Ь	Ь	۵	Ь	Ь	Ь	Ь		
	RCEL DISTRIBUTION CENTER											٥		S	U	۵		۵	۵	Ь		

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