

# 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](http://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!**



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

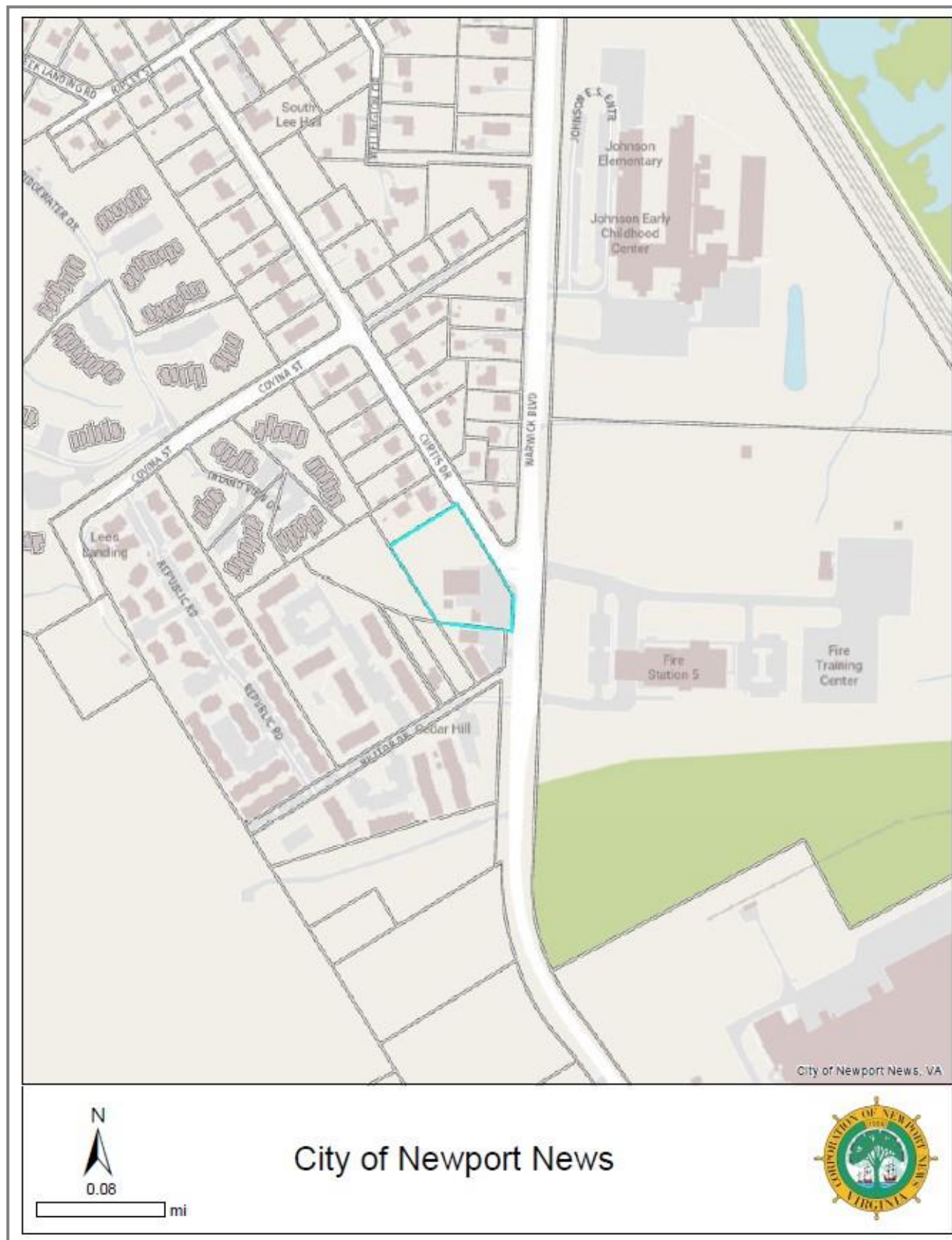


# Photographs



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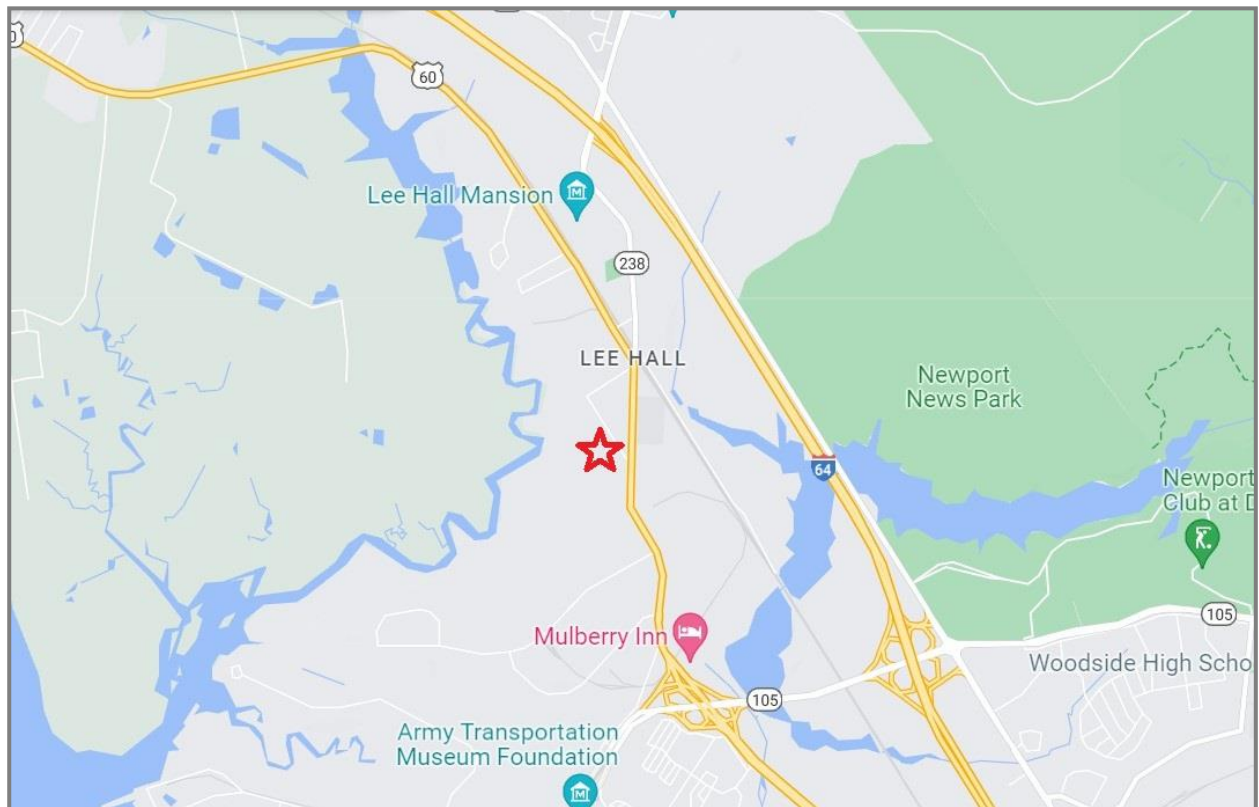
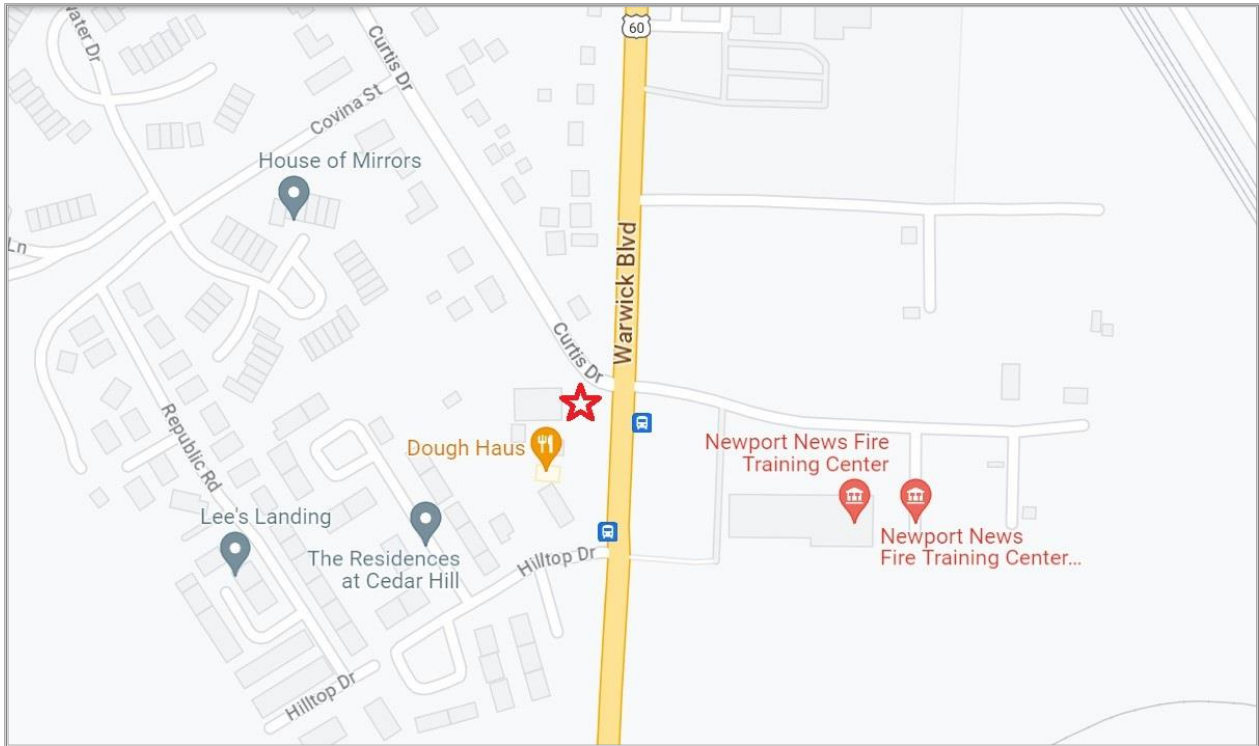
# Aerial



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# Maps



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# Permitted Uses

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

P = PERMITTED USE  
C = CONDITIONAL USE  
BLANK = NOT PERMITTED

### SUMMARY OF USES BY DISTRICT\*

ZONING DISTRICTS																											
		R1	R2	R3	R4	R5	MANUFACT.	M2	M1	H	R9	P1	O1	O2	O3	C1	C2	C3	C4	C5	P	M1	M2	ART.		NC	ES
																								REF	SEC		
PERMITTED USES A. AGRICULTURAL																											
1. AGRICULTURE, FARM		C										P															
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																											
PERMITTED USES B. RESIDENTIAL																											
1. SINGLE-FAMILY		P	P	P	P	P							P														
2. TWO-FAMILY					P	P		P						C					P								
2.1. SINGLE-FAMILY ATTACHED								P											P								
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED						P		P					C						P	C							
3. MULTIPLE-FAMILY					P	P		P					C						P	C							
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P	P		P					C						P	C							
4. HIGH RISE APARTMENT															P				P	P							
5. MANUFACTURED HOME & MANFCT. HOME PARK							P																		C. CODE XIII		
6. PLANNED RESIDENTIAL DEVELOPMENT		P	P	P	P	P	P												P								
7. DORMITORY		C	C	C	C	C	C					C			P	C			P								
8. GROUP HOME		C	C	C	C	C							C	P					C	C							
9. HALFWAY HOUSE					C														C	C							
10. HOME OCCUPATION		P	P	P	P	P	P																				
11. BED & BREAKFAST		C	C	C	C	C													P	P					X	45-518	
12. BOARDING HOUSE																											
13. ASSISTED LIVING FACILITY		P	P	P	P	P							P														

# Permitted Uses

[illegible]

# Permitted Uses

[illegible]



# Permitted Uses

	C	C	C	C	C	C	C	C	P	P	P	C							V	45-527
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	V	45-520
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)																				
4. CORRECTION FACILITIES																				
5. FIRE STATION	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	V	45-520
6. FUNERAL HOME																				
7. LIBRARY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	V	45-520
10. POLICE STATION									P	P	P	P	P	P	P	P	P	P	V	45-520
10.1 . POLICE K9 TRAINING FACILITY																		P	P	45-535
11. POST OFFICE/PARCEL PICK UP STATION										P	P	P	P	P	P	P	P	P		
12. PUBLIC/Private GOLF COURSE	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
<b>PERMITTED USES G. BUSINESS SERVICES</b>																				
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C				P	P	P	P	P	P	
2. BANK, LOAN OFFICE OR CREDIT UNION														C	P	C	P	P	C	
3. BUSINESS ADMIN. OFFICES										C					P	P	P	P	P	
4. PARCEL DISTRIBUTION CENTER																C		C	P	