

# For Sale

Free standing former bank branch  
612 Denbigh Boulevard  
Newport News, Virginia



Denbigh  
Boulevard  
View

Rear of  
Building



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**  
**Campana Waltz Commercial Real Estate, LLC**  
**Tom Waltz / Travis Waltz**

11832 Fishing Point Drive, Suite 400, Newport News, Virginia 23606  
757.327.0333

[Tom@CampanaWaltz.com](mailto:Tom@CampanaWaltz.com) / [Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)  
[www.CampanaWaltz.com](http://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.*

**Campana Waltz**  
Commercial Real Estate, LLC

**FOR SALE**  
**612 Denbigh Boulevard**  
**Newport News, Virginia**

- Location:** Located on Denbigh Boulevard near the intersection of Denbigh Boulevard and Jefferson Avenue.
- Description:** This former bank branch has the following features:  
4 large private offices  
Large lobby area  
5 teller stations  
2 lane drive-thru  
Vault  
2 private rooms  
2 handicapped restrooms  
Kitchenette  
Telecommunications room  
Closet  
ATM / storage area  
33 parking spaces  
2 handicapped parking spaces  
ATM machine  
Monument signage on Denbigh Boulevard  
Roof was replaced in 2006  
Exterior is brick with effice which was painted in 2009  
HVAC system consists of two electric heat pumps which were replaced in 2006 and are maintained via a quarterly maintenance contract
- Price:** \$750,000.00
- Building Size:** 3,226 square feet
- Size (acre):** +/-1 acre
- Zoning:** C1 – Retail Commercial. Multiple uses allowed by right.
- Comments:** Close to retail, doctors' offices and Mary Immaculate Hospital

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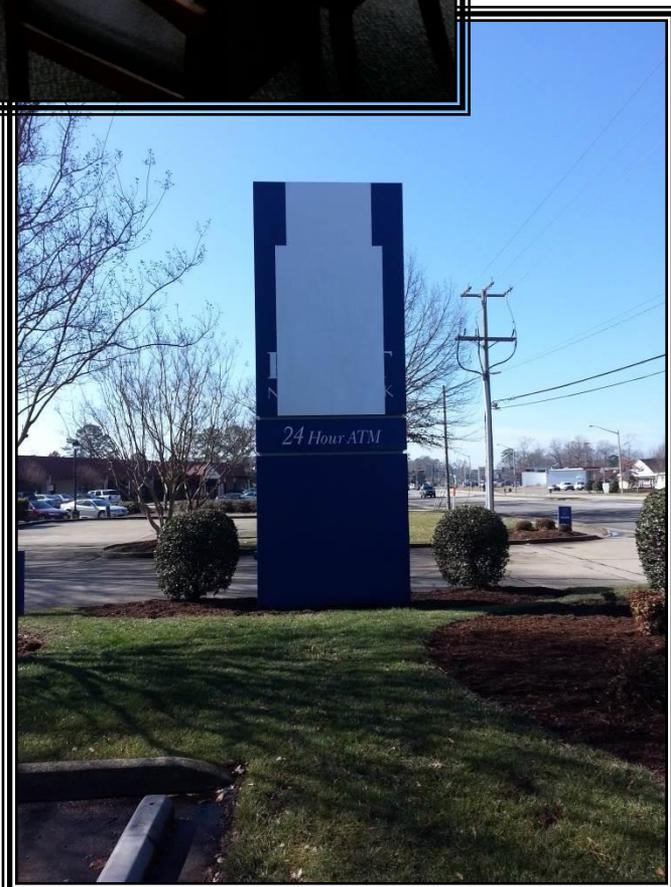
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Typical  
Private  
Office

Available signage on  
Denbigh Boulevard



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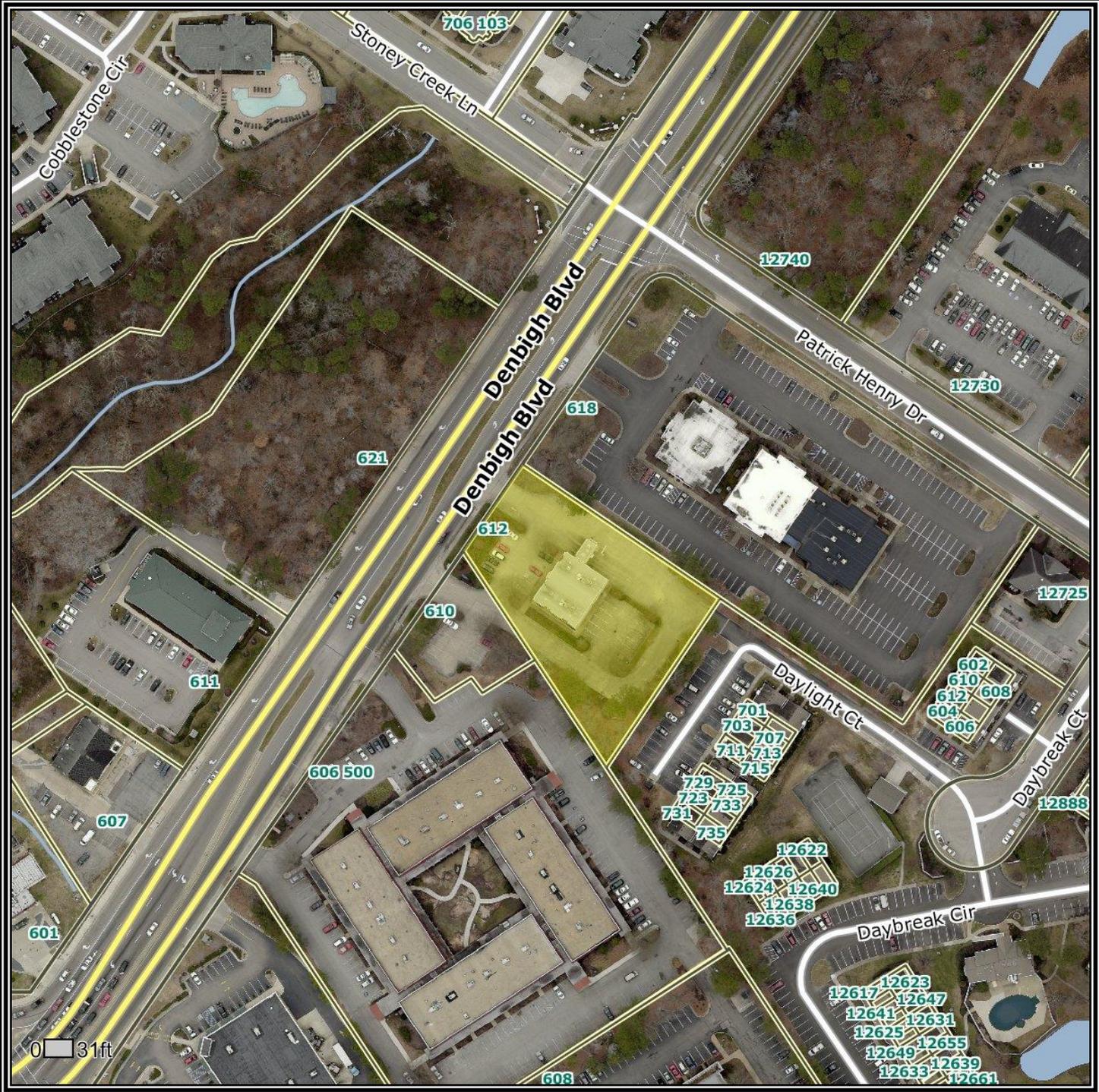
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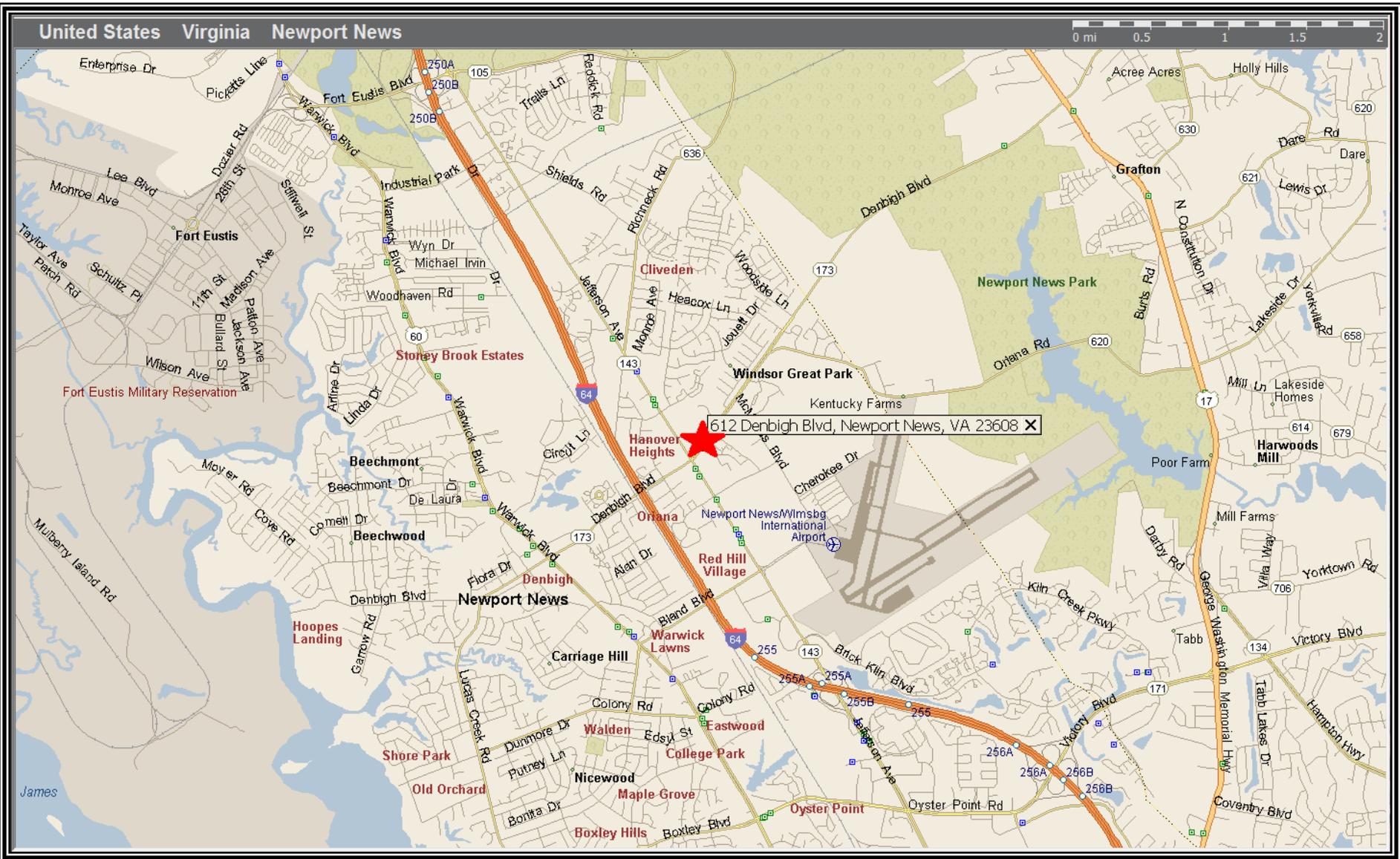
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## AGENCY DISCLOSURE

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