

FOR SALE

**12906 JEFFERSON AVE
NEWPORT NEWS, VA 23608**



SALES PRICE \$1,100,000.00

ABOUT THIS PROPERTY

Strip shopping center located on busy Jefferson Ave., Newport News in the Denbigh area. Located amid car dealerships, a variety of retail centers, and well-established neighborhoods. Close to Fort Eustis and Interstate 64.

FOR MORE INFORMATION:

Tom Waltz and Travis Waltz
Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

AVAILABLE

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Information and Facts

12906 Jefferson Ave., Newport News, VA 23608

 Property is a 3,131 SF free-standing, one-story strip shopping center consisting of three rental units built in 1987 sitting on .42 acres. There are a total of 16 parking spaces and the location has 110 feet of frontage on Jefferson Ave.

 New roof put on in 2021.

 HVAC - Two units installed in 2021.

 Two out of the three rental units are leased.

 Vacant Unit was occupied by current owner who ran a takeout seafood restaurant. The restaurant equipment is included in the sales price.

 City of Newport News has the zoning as C1, see below site for more zoning details:

 https://library.municode.com/VA/Newport%20News/CODES/Code_of_Ordinances?nodeId=CD_ORD_CH45Zoor_ARTXXXIOVZODIRE_DIV4SPHIZOREHIVI_S45-3130PEUS

 Located in an X Flood Zone, flood insurance is not required.

Aerials

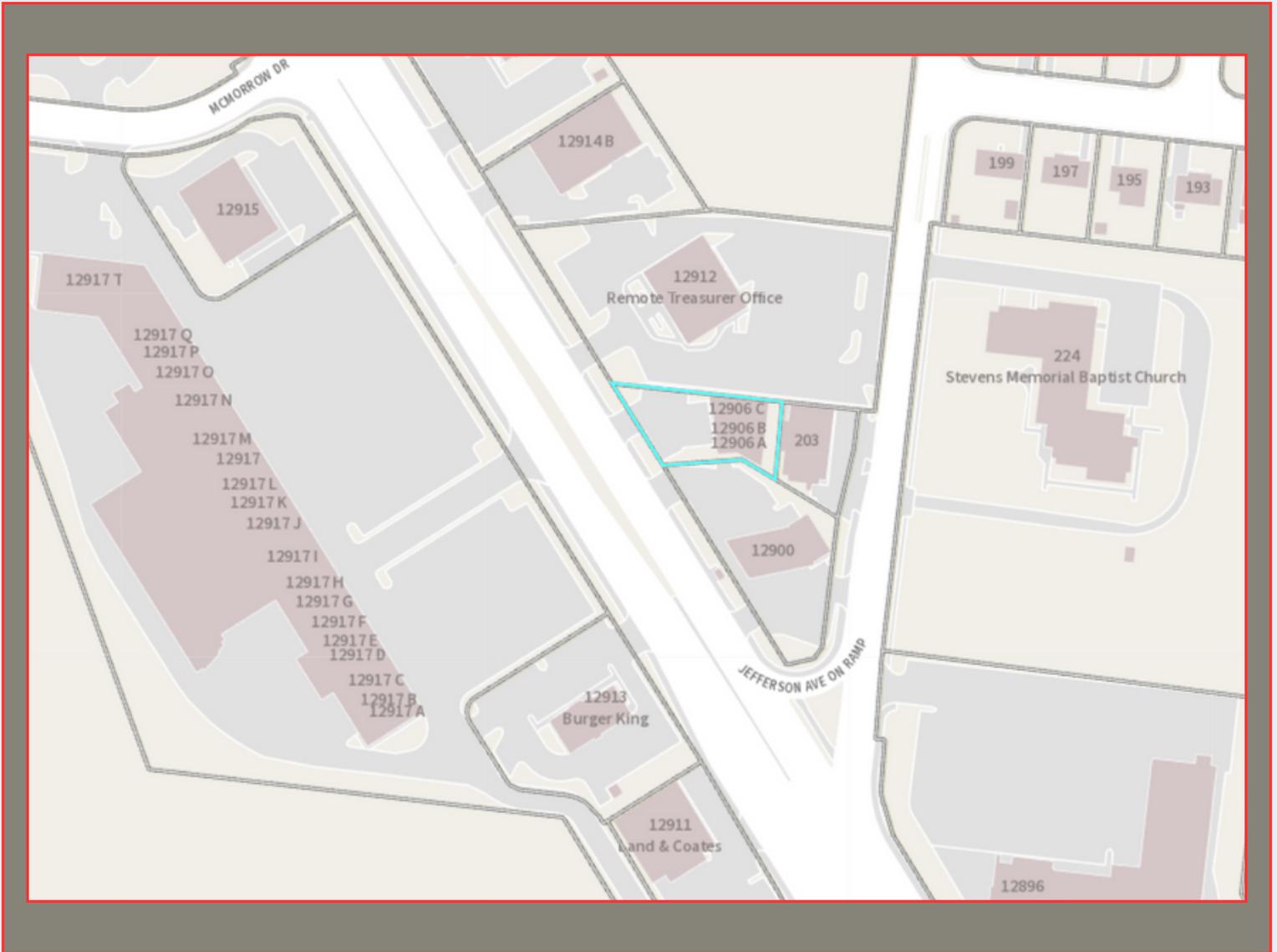
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The information contained herein has been obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice

Aerial

12906 Jefferson Ave., Newport News, VA 23608



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| 12906 Operating Expenses | | |
|--|--------------------|------------------------------|
| Company | Description | Estimated Annual Cost |
| Virginia Dominion Power | Utility | \$1,320.00 |
| City of Newport News, Water | Utility | \$420.00 |
| HRSD | Utility | \$360.00 |
| Dumpster | Waste | \$1,152.00 |
| Insurance | Insurance | \$1,100.00 |
| City of Newport News, Personal Property | Tax | \$5,800.00 |
| Total | | \$10,152.00 |
| Income | | |
| Unit A - Vacant | Rent | \$0.00 |
| Unit B Income | Rent | \$10,800.00 |
| Unit C Income | Rent | \$13,200.00 |
| Total | | \$24,000.00 |

Agency Disclosure

12906 Jefferson Ave., Newport News, VA 23608

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 - EAST is the x Listing Broker, Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST