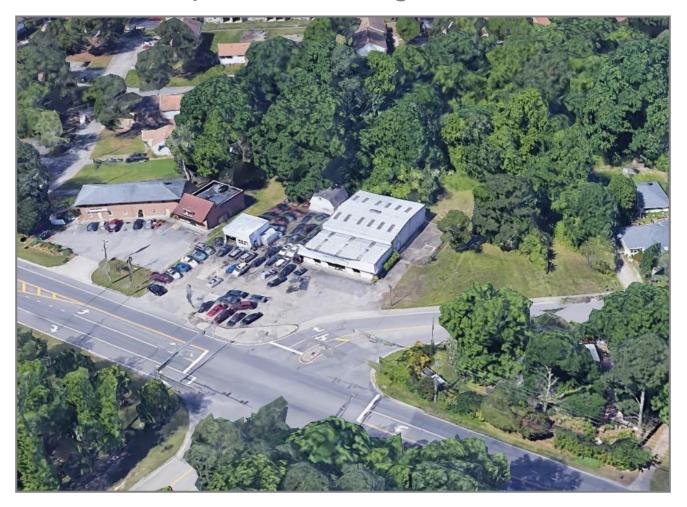
# For Sale

17305 Warwick Boulevard Newport News, Virginia 23603



#### **For Additional Information Please Contact**



#### Vince Campana

1313 Jamestown Road Suite 201 Williamsburg, Virginia 23185 www.CWCREW.net

### 757.209.2990

### **For Sale**

17305 Warwick Boulevard Newport News, Virginia 23603

Location:	17305 Warwick Boulevard	Newport News, Virginia 23603
Description:	the City of Newport News. buildings that are used prin service center. An automo structures under a grandfa of this location is slated for corner near interstate I-64	The property is zoned R7 Medium Density with It currently consists of multiple commercial narily for ownership storage and as an automotive tive operator could use some of the existing thered right with the city. The future development Multi-Family residences! Situated at a signalized this site would be ideal for developers seeking to omes. The property is priced to move!
Land Size:	1.53 acres total.	
Zoning:	R7 – Medium Density Resi	dential
Assessed Value:	\$309,100.00	
Sale Price:	\$250,000.00	Priced To Move!
Commercial	<b>pana</b> <b>WEST</b> Real Estate	Vincent Campana 1313 Jamestown Road Suite 201 Williamsburg, Va 23185 <u>www.CWCREW.net</u>



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.

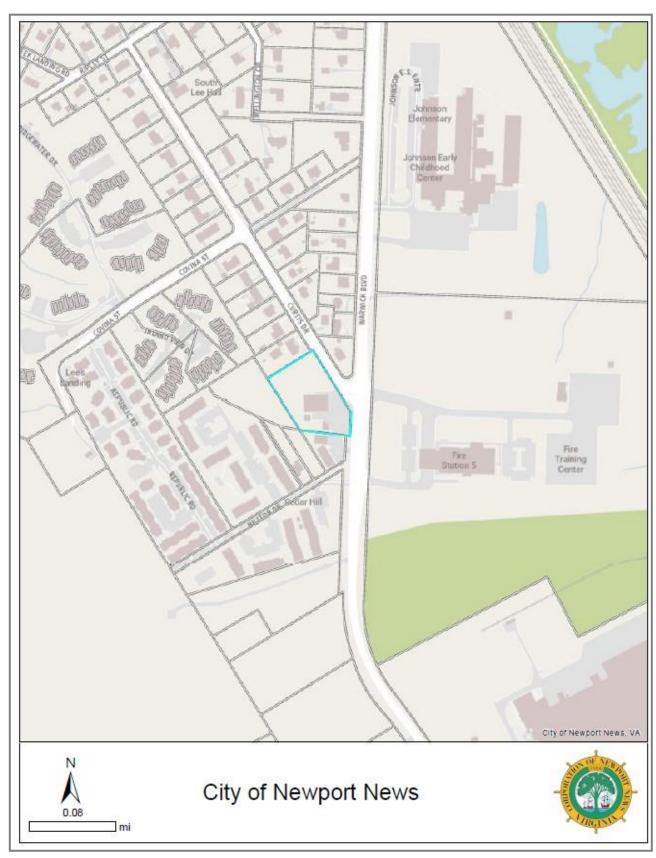
# Photographs





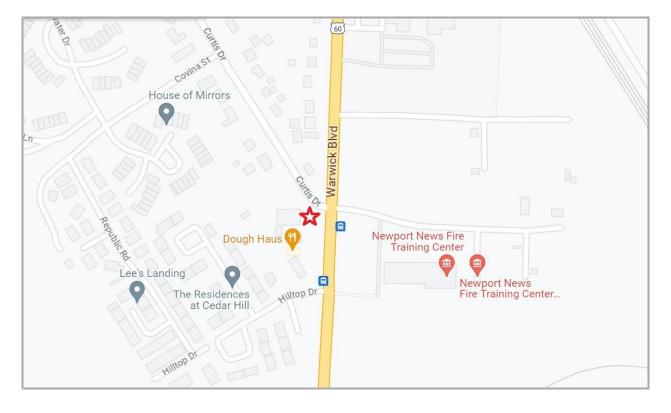
This information was obtained from sources deemed to be reliable, but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice.

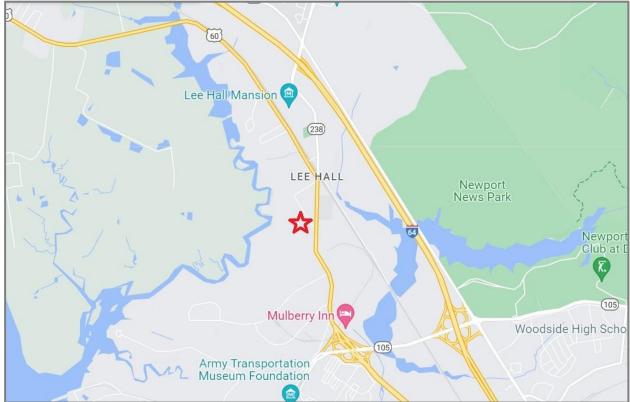
## Aerial



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.

# Maps





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.

SUMMARY OF USES BY DISTRICT*																							
ZONING DISTRICTS																							
	10110	32 21 21	33 हामला ह	3ל פואפר ב	32 SIMELE	98 		-пен 38 <mark>меріп</mark>	68—	Td Td	το	05 05 05	<del>مد</del> 60—	<del>הבב</del> כז	<del>כב</del> כז	<del>ве</del> 62	07 	<del></del>	<del>יופ</del> דש—	ART	ис Еве Н	SE C.	
PERMITTED USES A. AGRICULTURAL		1	1	1	1		ł	1		-	$\left  \right $	$\left  \right $	$\left  \right $										
1. AGRICULTURE, FARM	υ									۵													
* ARTICLES XXVIII AND XXXI SHOULD BE	CONSULTED	LTED	FOR AI	NY MOE	DIFICAT	IO NOI	FOR ANY MODIFICATION OR ADJUSTMENTS	TMEN	Ь	DISTRICT		REGULATIONS	18	ANY	SPECIAL (	OVERLAY ZONING REGULATIONS.	AY ZON	NING R	EGUL	ATIONS			
<b>PERMITTED USES B. RESIDENTIAL</b>																							
1. SINGLE-FAMILY	4	4	4	۹.	۹.						٩												
2. TWO-FAMILY					۵.		<u> </u>	٦								4		F					
2.1. SINGLE-FAMILY ATTACHED					٩.		<u> </u>	٦			υ					4							
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					۹.		<mark>م</mark>	٩	٩		υ			υ		۹.	υ						
3. MULTIPLE-FAMILY					۹.		<u>a</u>	٩	4		υ					4	υ						
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					۹.		<mark>م</mark>	٩	۹.		υ			υ		۹.	υ						
4. HIGH RISE APARTMENT									Ь							Ь	d						
5. MANUFACTURED HOME & MANFCT. HOME PARK						۹.															C. CODE XIII		
6. PLANNED RESIDENTIAL DEVELOPMENT	Ч	٩	Р	Ч	٩	Ч	<mark>P</mark>	Р	Р							٩							
7. DORMITORY	υ	υ	ပ	U	ပ	ပ	U	υ	υ	υ		٩	υ			4							
8. GROUP HOME	υ	υ	U	U	U		U	υ	υ		υ	Ч		υ	υ	υ							
9. HALFWAY HOUSE					U		U	υ	υ					υ	υ	υ							
10. HOME OCCUPATION	٩	٩	٩	٩	٩	٦	<mark>ط</mark>	Ч	Ч												×	45-518	518
11. BED & BREAKFAST	υ	υ	ပ	ပ	ပ		U	υ	υ					٩	4	4							
12. BOARDING HOUSE							U	υ								υ							
13. ASSISTED LIVING FACILITY	٩.	٩.	٩	٩	٩						٩												
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Sec. 45-402. Summary of uses by district.

P = PERMITTED USE C = CONDITIONAL USE BLANK = NOT PERMITTED Page 1 of 4

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14. CUSTODIAN APARTMENT													٩.	٩.	٩.	Ъ	4	4	4		
15. SPECIAL RESIDENTIAL FACILITY	Ч	٩	٩	Ч	٩																
16. CAMPUS MINISTRY HOUSE	υ	υ	υ	υ	υ																
17. HOMELESS SHELTERS							U	υ													
18. CONGREGATE HOUSING FOR CHILDREN	υ	υ	υ	υ	υ		U	υ	υ				U	υ							
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	٩	٩	۹.	٩	٩					<u>م</u>											
20. ADAPTIVE RE-USE	υ	υ	υ	c	υ								U	υ							
21. RECOVERY HOME	υ	υ	υ	υ	υ		U	U U			•		U	υ	υ				┢		
22. SHORT-TERM RENTAL	٩	٩	۹.	٩	4	$\square$	<u>م</u>	4	4	•					4				$\vdash$		
PERMITTED USES C. HEALTH					1	1											1	1			
1. HOSPICE											4		٩.	٩							
2. MEDICAL CENTER COMPLEX											-		۹.	٩							
3. HOSPITAL							U	<u>ں</u>	U U		-		۹.	٩	٩	٩			-	>	45-520
4. MEDICAL & DENTAL LABORATORY								┢		<u></u>	<u>م</u>		4	4	٦	Ч	4	4	$\vdash$		
5. NURSING HOME, CONVALESCENT HOME					υ		<mark>ط</mark>	4	4		٩		۵.	٩.	٩	υ			-	>	45-520
6. OPTICIAN						T	t		4		•	•	•	•	4	٩			┢		
7. OUTPATIENT CARE CLINIC							U		4	<u></u>	<u> </u>	•	۵.	•	۵.	Ь					
8. PHARMACY/DRUG STORE									4		<u>م</u>		۵.	۹	٦	Ч					
9. PHYSICAL THERAPY							U	υ	4	•	•	-	۵.	4	٩	Ь					
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							U	υ	4	-	₽.	۹.	٩.	4	٩	٩					
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS										U			υ	υ	υ						
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									۹.	۹.			۹.	۹.	٩						
13. ADULT DAY CARE FACILITY									4	-	₽.		۹.	۹.	٦	υ					
14. FAMILY HOME ADULT DAY CARE FACILITY	٩	٩	٩.	Ч	٩	٩	<u>م</u>	4	4	٩											
15. ASSISTED LIVING FACILITY, CONGREGATE					υ		<mark>ь</mark>	Ч	4	υ	<b>∟</b>		۹.	٩	٩	C					
PERMITTED USES D. UTILITIES																					
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	Ч	ط	٦	Ч	٩	4	<u>ь</u>	Ч	Ч												
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	υ	υ	υ	J	υ	υ		υ	υ												
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3. COMMERCIAL RADIO OR TV STATION	4. ELECTRICAL GENERATING PLANT	5. ELECTRICAL SUBSTATION	6. ELEVATED WATER STORAGE TANK	7. LOCAL UTILITIES	8. COMMUNICATION TOWER GREATER THAN 50 FEET IN HEIGHT	9. COMMUNICATION TOWER NOT GREATER THAN 50 FEET IN HEIGHT	10. SANITARY LANDFILL	11. SEWAGE TREATMENT PLANT	12. SOLID WASTE TRANSFER STATION	13. TRANSMISSION LINES	14. WATER RESERVOIR	15. WATER TREATMENT PLANT	16. ELECTRICAL GENERATION FROM LANDFILL GASES	PERMITTED USES E. EDUCATIONAL SERVICES	1. CHILD CARE CENTER	2. COLLEGE, UNIVERSITY	3. FAMILY HOME CHILD CARE FACILITY	4. OTHER EDUCATIONAL/GROUP INSTRUCTION	5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	7. PUBLIC OR PRIVATE SECONDARY SCHOOL	8. VOCATIONAL SCHOOL	9. BUSINESS SCHOOL	10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	PERMITTED USES F. COMMUNITY FACI	1. CEMETERY	<ol> <li>CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP</li> </ol>

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3. COMMUNITY REC. CENTER (TENNIS, C RACQUET BALL) 4. CORRECTION FACILITIES 5. FIRE STATION		ر	υ	υ					υ										>	45-527
ACILITIES	U	υ	υ	۹.	٩	<mark>م</mark>	۹.		4	۹.		۹.	٩	۹.	υ	υ	υ	υ	>	45-520
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6. FUNERAL HOME												-	۹.	۹.			J			
7. LIBRARY P	4	۹	4	۹.	۵.	<mark>م</mark>	4	4		а а	-	_	4	-	۹.				>	45-520
8. PRIVATE CLUB C	U	U	υ	υ	υ	υ	υ	υ		ں ں		-	4	4					>	45-520
9. NEIGHBORHOOD SWIMMING POOL C	U	U	υ	٩.	٩	<mark>а</mark>	4	4	4			₽.	4	٩.					>	45-520
10. POLICE STATION				٩.	٩	<u>а</u>	4	4		а а	۹.	_	٩.	٩.	٩.	٩	Ь	Ь	>	45-520
10.1. POLICE K9 TRAINING FACILITY									Р.								Р	Р	>	45-535
11. POST OFFICE/PARCEL PICK UP STATION								۹.		ط ط	۹.	۹.	٩	٩	٩	٩	Ч	Ь		
12. PUBLIC/PRIVATE GOLF COURSE C	U	ပ	ပ	۹.	٩	<u>а</u>	4	4	4	-		-	4	4					>	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR C ART GALLERY	U	υ	υ	υ	υ	<mark>.</mark>	υ		4	U U		۹.	٩	٩	٩				>	45-520
14. PUBLIC PARK	4	٩	4	۵.	Ч	Ь	4	-	Ч	Ч Ч	۹	۹	4	۹.	4	Ь			>	45-520
PERMITTED USES G. BUSINESS SERVICES																				
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES								υ		а а	₽.	۹.	۹.	۹.	۹.	Ч	Р	Р		
2. BANK, LOAN OFFICE OR CREDIT UNION								۹.	-	⊾ ں	U	۹.	۹.	۹.	۹.	٩	U	υ		
3. BUSINESS ADMIN. OFFICES								J	_	РР	٩	4	٩	4	٩	Ь	d	Ь		
4. PARCEL DISTRIBUTION CENTER										C	_	ပ	ပ	٩		Ь	Ь	Ρ		

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