

**UNDER CONTRACT!! Commercial Buildings on 0.19 Acre
Lot For Sale in Newport News, VA!
12468 Warwick Blvd
Newport News, VA 23606**

\$374,000
0.19± Acres
Newport News County



UNDER CONTRACT!! Commercial Buildings on 0.19 Acre Lot For Sale in Newport News, VA!
Newport News, VA / Newport News County

SUMMARY

Address

12468 Warwick Blvd

City, State Zip

Newport News, VA 23606

County

Newport News County

Type

Commercial

Latitude / Longitude

37.0735 / -76.4933

Acreage

0.19

Price

\$374,000

Property Website

<https://www.mossyoakproperties.com/property/under-contract-commercial-buildings-on-0-19-acre-lot-for-sale-in-newport-news-va--newport-news-virginia/103768/>



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PROPERTY DESCRIPTION

Commercial Lot With 2 Buildings For Sale on Warwick Blvd in Newport News! Average Daily Traffic of 35,000 Vehicles Per Day!

Fantastic opportunity to own a commercial property in Newport News! Zoned C1, 12468 Warwick Blvd is strategically located in one of the busiest areas of the city. This stretch of Warwick Blvd sees an average daily traffic volume of 35,000 vehicles per day! The sign location along a major artery will ensure your business will be noticed by hundreds of thousands of people every week.

Two buildings are located on the property with square footage of 978' and 319', or 1297' in total. Both buildings have been recently renovated and are connected by a walkway. The buildings showcase new roofs, new Mitsubishi mini split HVAC systems, new flooring, fresh paint inside & out, new exterior trim, and new decking. The larger building also has a new water heater and bathroom fixtures. Fresh gravel has been spread in the driveway and parking areas.

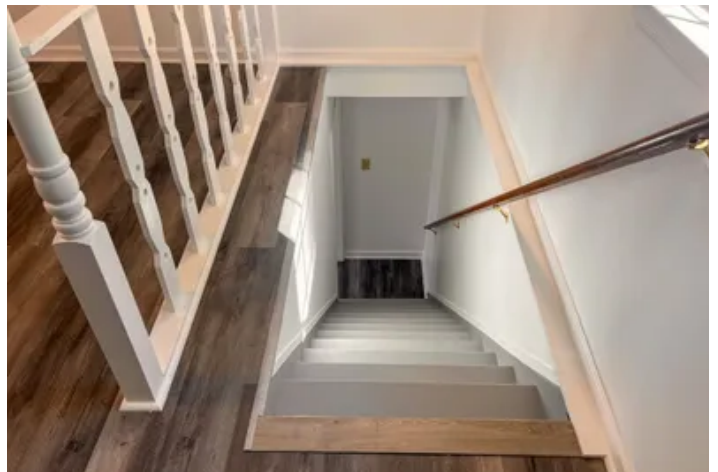
Free of trade fixtures, this property is a blank slate for you to build the business you have been dreaming of, or to establish your existing operation in a high-visibility location. Whether you are launching a retail shop, a professional services firm, or a specialized satellite office, the high-visibility location ensures you are positioned for success.

Newport News is the most populous city on the Hampton Roads peninsula, and the fifth most populous city in the state of Virginia. The city is home to Newport News Shipbuilding and Fort Eustis and is surrounded by Langley Air Force Base and Naval Station Norfolk. Together, these installations create a strong military presence that has contributed to long-term economic stability in the area.

The location of this commercial property at this price point is hard to beat. The property is situated in the Hidenwood area, directly across from the historic Todd Stadium and less than one mile from the expanding campus of Christopher Newport University. This proximity ensures a steady flow of local residents, students, and sports fans right to your doorstep.

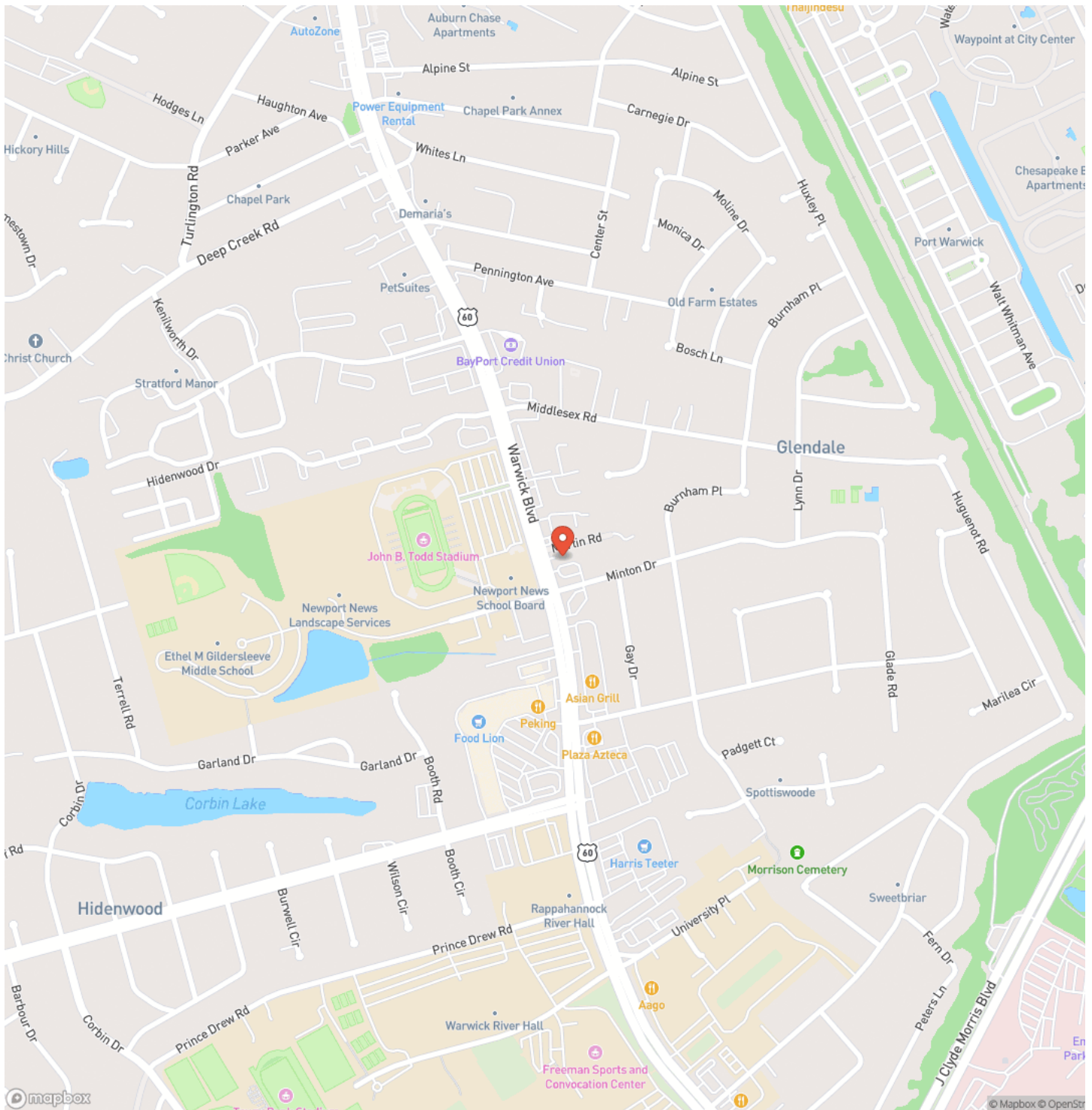
For more information on this and other land for sale in Newport News County, contact Wren Sim at [757-508-3432](tel:757-508-3432) or by email at wsim@mossyoakproperties.com, or visit landandfarmsrealty.com.

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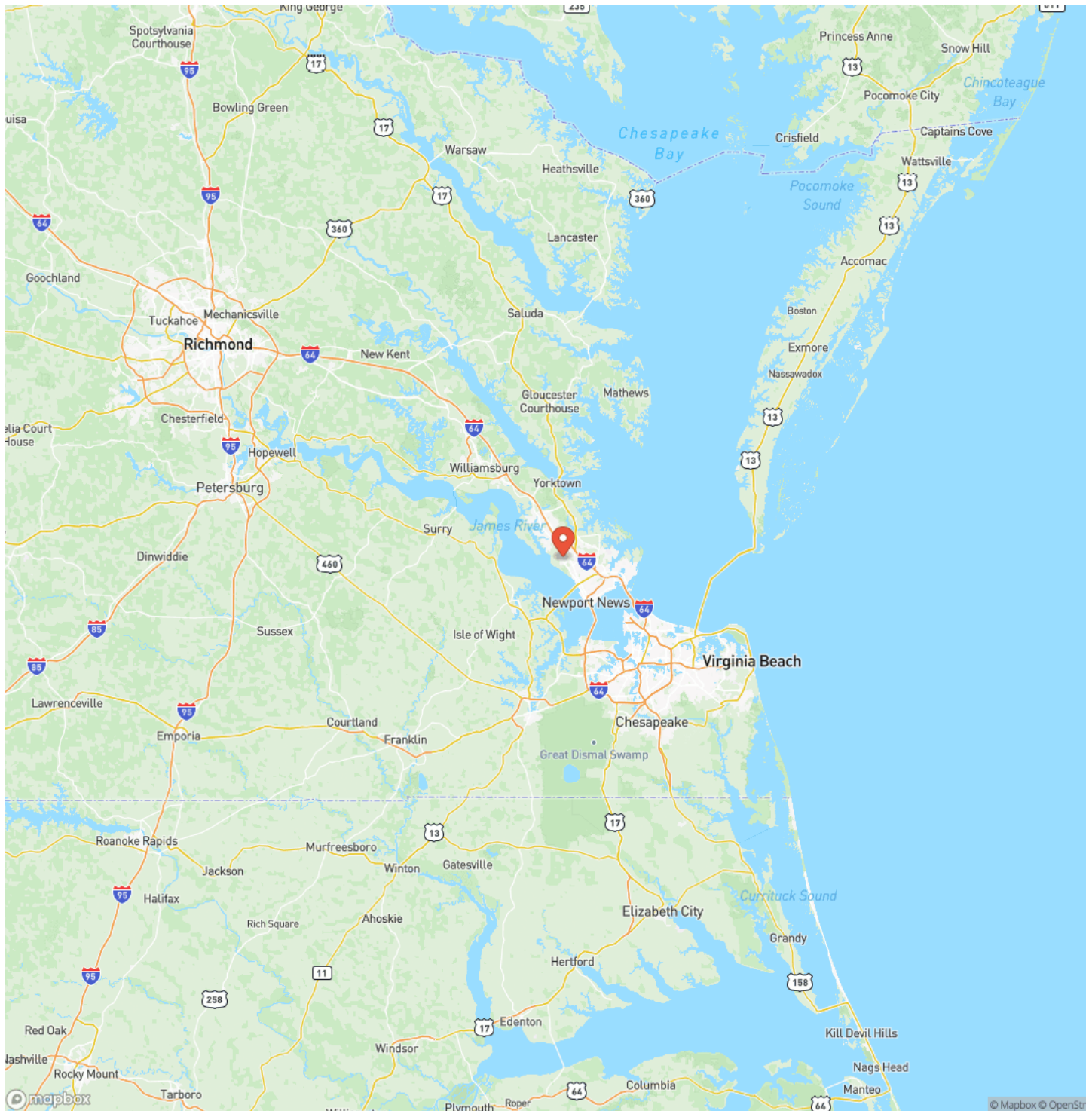
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Locator Map



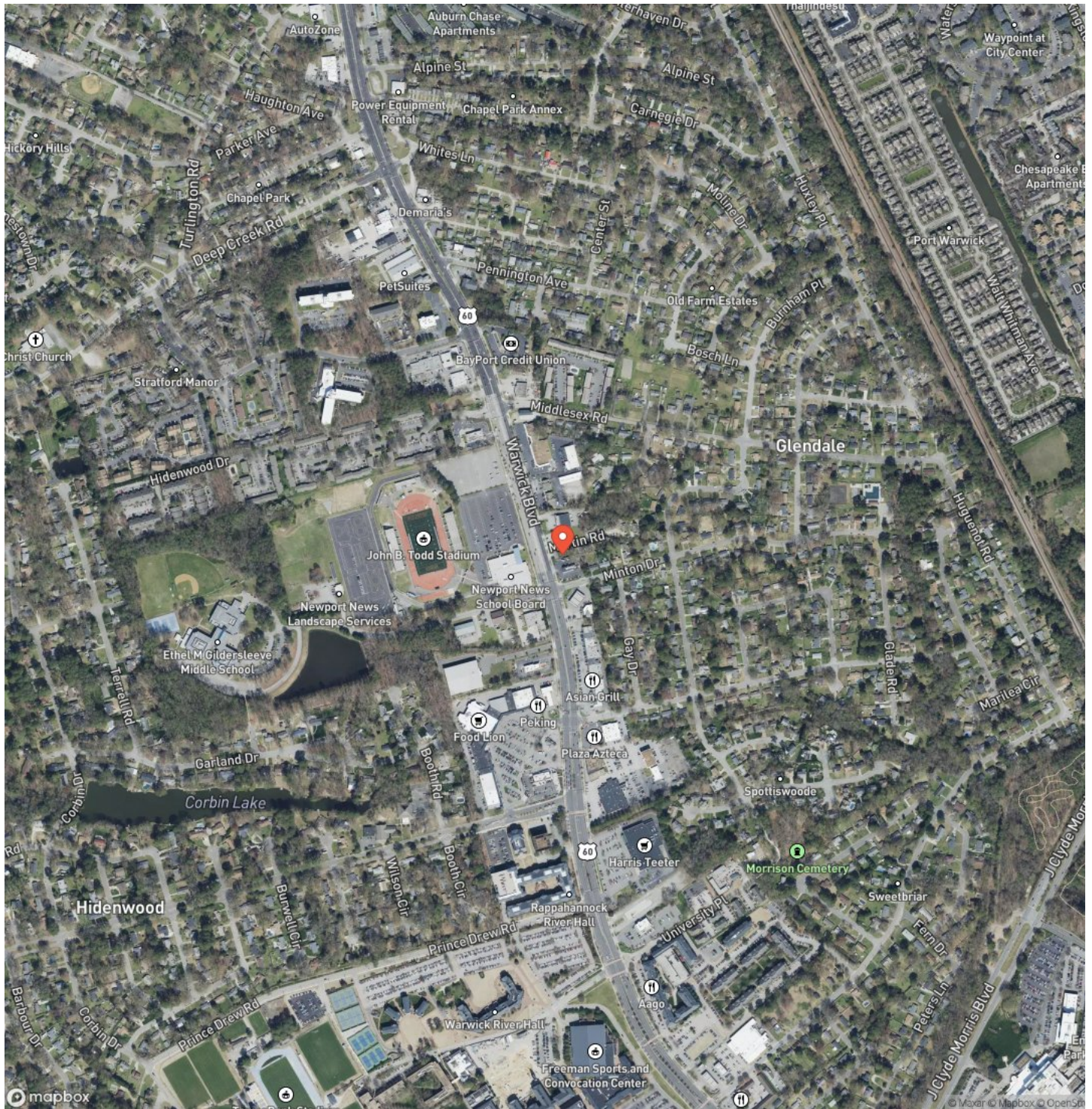
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Locator Map



Newport News, VA / Newport News County

Satellite Map



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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Newport News, VA / Newport News County

LISTING REPRESENTATIVE

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Franklin, VA 23851

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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